CITY OF REDLANDS

CITY COUNCIL

A G E N D A

OCTOBER 1, 2024

EDDIE TEJEDA
Mayor

PAUL T. BARICH
Mayor Pro Tempore

DENISE DAVIS
Council Member

JENNA GUZMAN-LOWERY
Council Member

MARIO SAUCEDO
Council Member
***
JEANNE DONALDSON
City Clerk

PHILLIP DOOLITTLE
City Treasurer

CHARLES M. DUGGAN JR.
City Manager

YVETTE M. ABICH GARCIA
City Attorney

ALBERT MALDONADO
Special Counsel

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, OCTOBER 1, 2024

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 824 4618 0187**, 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 824 4618 0187**

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

Recycled Paper

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.)

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

1. a. Conference with Labor Negotiator – Government Code §54957.6
(Assistant City Manager McConnell)

Agency Negotiators:	Mayor Tejeda and Mayor Pro Tempore Barich
Unrepresented Employees:	City Manager

6:00 P.M.

D. **Reconvene City Council Meeting**

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

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

G. **Presentations**

1. Redlands Pet Adoption (Redlands Animal Services)

2. Presentation of a proclamation recognizing Dr. Leonard Sigdestad presented to Dr. Leonard Sigdestad (Council Member Davis)

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

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

1. Approve the regular meeting minutes of September 17, 2024 (City Clerk Donaldson)

Recycled Paper

2. Authorize issuance of proclamation recognizing Dr. Leonard Sigdestad (Council Member Davis)

3. Approve recommendation for appointment of Roya Damsaz to the Human Relations Commission (Mayor Pro Tem Barich)

4. Approve a First Amendment to the Memorandum of Understanding with the City of Victorville for the loan of a Fire Tiller Truck to Victorville Fire Department (Fire Chief Sessler)

5. Acceptance of National Opioid Settlement Funds from five Settling Defendants, including Allergan, CVS, Teva, Walgreens, and Walmart in the aggregate amount of $192,720.22, for the recruitment of a Substance Use Navigator (SUN) in the Fire Department to help improve treatment and access to medication for Opioid Use Disorder within the community, and authorize an additional appropriation for the same (Fire Chief Sessler)

6. Approve the Second Amendment to the Professional Services Agreement with Carollo Engineers, Inc. for the Tate Water Treatment Plant Raw Water Influent Pipeline Replacement Project extending the completion time by twelve (12) months to October 18, 2025 (Municipal Utilities and Engineering Director Harris)

7. Approve the request to temporarily close San Bernardino Avenue for the Revel Big Bear Marathon event hosted by the Brooksee Foundation on November 16, 2024; authorize the request for the sale and consumption of alcoholic beverages, and determine that the approval of the request is exempt from environmental review pursuant to Section 15311 of the state's guidelines implementing the California Environmental Quality Act (Facilities and Community Services Director Crocker)

8. Approve the request to hold the Dog Jog event hosted by the Redlands Chamber of Commerce on October 20, 2024, within Ed Hales Park and the downtown area; authorize street closures related to the event; approve a request for in-kind support in the amount of $11,948 related to the event; and determine that the 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; (Facilities and Community Services Director Crocker)

9. Approve the sole source purchase order for the purchase of five (5) Blue Series Cabinets Part CAB18036 and three (3) Blue Series Cabinets Part STCAB3575-77 from Econolite for an amount not to exceed $124,966.96 (Facilities and Community Services Director Crocker)

10. Approve the request for the temporary closure of a portion of West Pioneer Ave from Texas Street to Tennessee Street for the Citrus Valley Band Tournament event for Saturday, October 12, 2024, from 1:00 p.m. to 11:00 p.m, authorize the expenditure of city resources and in-kind support in the amount of $2,700 related to this event; and determine that this event is categorically exempt from guidelines implementing the California Environmental Quality Act (Facilities and Community Services Director Crocker)

11. Approve a license agreement with Dawg Social LLC to operate a hot dog cart located at City Hall, 35 Cajon Street, and determine that approval of the agreement is exempt from environmental review pursuant to Section 15301 of the State's guidelines implementing the California Environmental Quality Act (Facilities and Community Services Director Crocker)

J. **Communications**

1. Discussion and possible action relating to the cancelation of the November 5, 2024, and the January 7, 2025, regular meetings of the City Council (Mayor Tejeda)

Recycled Paper

K. **Public Hearings**

1. Public Hearing to consider Resolution No. 8629 for the following development applications related to the construction of 164 apartment units within the Venue at Orange Apartments located at the southwest corner of Orange Avenue and Alabama Street.
(Mayor to declare the meeting open as a public hearing)

   A. Exemption from environmental review in accordance with Section 15332 (Infill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines for the entitlements listed above.
   B. **Socio-Economic Cost/Benefit Study** prepared for the proposed project as required by Measure U.
   C. **Commission Review & Approval No. 914, Revision 1** - A proposal to construct an additional 164 units consisting of three four-story apartment buildings within the Venue at Orange apartment project, pursuant to a density bonus in accordance with State Density Bonus Law (to allow up to a 50% increase in the total project density). The proposed additional 164 apartments ("Density Bonus Units") would be constructed on the south side of Orange Avenue on a 3.2-acre portion of the subject property located at the southwest corner of Orange Avenue and Alabama Street (APNs: 0292-482-01-0000, 0292-721-01-0000, 0292-721-02-0000) in the Multiple Family Residential (EV/2500RM) district of the East Valley Corridor Specific Plan.
   D. **Parcel Map No. 20796** - A request to subdivide a 9.2-acre parcel into two parcels for residential development purposes. Parcel 1 is 5.9 gross acres and is developed with the Venue at Orange apartment project (105 existing residential units). Parcel 2 is 3.2 gross acres and currently vacant, and is the proposed location for the Density Bonus Units of the proposed project. The site for the Density Bonus Units is located at the southwest corner of Orange Avenue and Alabama Street (APN: 0292-482-01-0000) in the Multiple Family Residential (EV/2500RM) district of the East Valley Corridor Specific Plan.
   E. **Density Bonus Agreement with Declaration of Affordable Housing Covenants and Restrictions** - A request to approve a Density Bonus Agreement which sets forth the terms and conditions to allow the Density Bonus Units and increased density for the project, the incentives/concessions and waivers that the developer is entitled to, pursuant to State law, and affordability covenants to ensure the affordability of fifty (50) apartment units for Very Low Income households throughout the Venue at Orange project for a term of 55 years.
   F. **Loan Agreement** - An agreement to provide $1,500,0000 in financial assistance in the form of a forgivable loan with a term of 55 years to be funded by the Inclusionary Housing Fund for the construction of 164 apartment units, including 50 units for Very Low Income households. (Development Services DIrector Desatnik)

L. **New Business**

1. Consideration of the Amended and Restated City Manager Employment Agreement between the City of Redlands and Charles M. Duggan, Jr. (Mayor Tejeda and Mayor Pro Tem Barich)

2. Consideration of Resolution No. 8636 Establishing an Interfund Loan from the General Fund to the Inclusionary Housing Fund in the amount of $1,500,000 (Management Services/Finance Director Garcia)

3. Consideration of a Memorandum of Understanding Regarding Planning and Funding of the Santa Ana Wash Wildland Trails, and Mutual Covenant (Development Services Director Desatnik)

4. Consideration of an agreement with American Landscape and Maintenance, Inc. for turf mowing contractual services within City parks and medians for a term of three years in the amount not-to-exceed $566,624 (Facilities and Community Services Director Crocker)

Recycled Paper

5. Consideration of a Public Work Contract with Matich Corporation for the Pavement Management Program (PMP) 2024 Street Resurfacing Project for an amount not-to-exceed $4,677,377, approval of an additional appropriation in the amount of $815,066, and determination that the Project is categorically exempt from environmental review pursuant to Section 15301 of the State's Guidelines for Implementing the California Environmental Quality Act (Municipal Utilities and Engineering Director Harris)

6. Consideration of an Indemification Agreement with Redlands Community Investment Corporation for certain real properties in the City of Redlands located at 204 E. Redlands Boulevard (APN 0171-071-08-0000) and 180 9th Street (APNs 0171-088-06, 07-0000) (Assistant City Manager Boatman)

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

N. **Adjournment**
The next regular meeting of the City Council will be held on October 15, 2024.

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: 10/01/2024

TO: Honorable Mayor and City Council Members

SUBJECT: Approve the regular meeting minutes of September 17, 2024 (City Clerk Donaldson)

MOTION:

I move to approve the regular meeting minutes of September 17, 2024.

Attachments

Regular Meeting Minutes of September 17, 2024

MINUTES

Regular meetings of the City Council and the Financing Authority of the City of Redlands held in the Council Chambers, Civic Center, 35 Cajon Street, on September 17, 2024 at 5:00 P.M.

Present: Eddie Tejeda, Mayor
Paul Barich, Mayor Pro Tempore
Denise Davis, Council Member
Jenna Guzman-Lowery, Council Member
Mario Saucedo, Council Member

Staff: Charles M. Duggan, Jr., City Manager; Yvette M. Abich Garcia, City Attorney; Jeanne Donaldson, City Clerk; Phillip Doolittle, City Treasurer; Janice McConnell, Assistant City Manager; Chris Boatman, Assistant City Manager; Carl Baker, Public Information Officer; Danielle Garcia, Management Services/Finance Director; Brian Desatnik, Development Services Director; John Harris, Municipal Utilities and Engineering Director; Rich Sessler, Fire Chief; Rachel Tolber, Police Chief; Tabitha Crocker, Facilities and Community Services Director; Robert Meteau, HR/Risk Management Director

Mayor Tejeda 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

Open Government - Steve Rogers referenced his comments made during the last City Council meeting and reiterated he was not satisfied with the City's response to his request to remove restrictions placed on his interactions with City staff.

CLOSED SESSION

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

a. Sedlick, et. al. v. City of Redlands, et al., U.S. District Court, Central District, Case No. 5:23-cv-00457-JGB-KKx
b. Price v. City of Redlands, San Bernardino Superior Court, Case No. CIVSB 2218802
c. Aqueous Film-Foams Product Liability Litigation, U.S. District Court, South Carolina, Master Docket No. 2:18-mn-2873-RMG
d. City of Camden et. al. v. BASF Corporation, U.S. District Court, South Carolina, Civil Action No. 2:24-cv-03174-RMG
e. City of Camden et. al. v. Tyco Fire Products LP, U.S. District Court, South Carolina, Civil Action No: 2-24-cv-02321-RMG

a. Conference with Labor Negotiator – Government Code §54957.6
(Assistant City Manager McConnell)

Agency Negotiators:	Mayor Tejeda and Mayor Pro Tempore Barich
Unrepresented Employees:	City Manager, City Attorney

RECONVENE CITY COUNCIL MEETING

The meeting reconvened at 6:15 P.M. with an invocation by Mayor Pro Tem Barich followed by the pledge of allegiance to the American flag.

CLOSED SESSION REPORT

City Attorney Garcia announced that no reportable action was taken during the closed session.

PRESENTATIONS

Proclamation Adult Literacy Day

Mayor Pro Tem Barich presented a Proclamation declaring September 29, 2024, as Adult Literacy Day in the City of Redlands to Sotheavy Chev, Adult Learner; Diane Shimota, Adult Literacy Coordinator; and Don McCue, Smiley Public Library Director.

Proclamation California Native American Day

Council Member Saucedo presented a Proclamation declaring September 27, 2024 as California Native American Day to Alex Smith of the office of Assembly Member James Ramos.

PUBLIC COMMENT

Open Government - Steve Rogers commended the City for celebrating CA Native American Day and thought the recognition should last for at least one week, rather than one day. He drew attention to the public outreach surrounding the preparation of the Parks Master Plan project, and he suggested the City consider purchasing the Mistretta Property and the Crystal Springs Ranch property for open space designation.

Refine Process for Street Closure Requests - Chamber of Commerce Executive Director Evan Sanford urged the City to evaluate and revise the current practices related to street closure requests. He said that establishing safety protocols would be instrumental in the efforts to treat everyone with respect and keep all event goers safe.

Senior Center Parking Lots - Berneice Bagwell complained that the handicap parking at both of the City's senior centers can be hazardous, especially for the elderly. She recommended repairs and improvements be made.

RUSD Candidate Endorsement - Germaine Miles, Michael Paisner, Jennifer Kim and Trisha Keeling insisted Mayor Pro Tem Barich reconsider his endorsement of one of the School Board candidates on the November ballot. They claimed the candidate promotes hate speech and

represents extreme viewpoints.

CONSENT CALENDAR

Minutes

On motion of Council Member Jenna Guzman-Lowery, seconded by Council Member Denise Davis, the City Council unanimously approved, by roll call vote, the regular meeting minutes of September 3, 2024.

Vote: 5 - 0 Passed

Proclamation September 29, 2024 as Adult Literacy Day

On motion of Council Member Jenna Guzman-Lowery, seconded by Council Member Denise Davis, the City Council unanimously approved, by roll call vote, the issuance of a Proclamation declaring September 29, 2024 as Adult Literacy Day in the City of Redlands.

Vote: 5 - 0 Passed

California Native American Day Proclamation

On motion of Council Member Jenna Guzman-Lowery, seconded by Council Member Denise Davis, the City Council unanimously approved, by roll call vote, the issuance of a Proclamation Recognizing September 27, 2024 as California Native American Day.

Vote: 5 - 0 Passed

Human Relations Commission Appointment

On motion of Council Member Jenna Guzman-Lowery, seconded by Council Member Denise Davis, the City Council unanimously appointed, by roll call vote, Alicia Gyllenhammer to the Human Relations Commission to serve the remainder of a four-year term on the Human Relations Commission ending October 18, 2026.

Vote: 5 - 0 Passed

Amending SBC Registrar of Voters Agreement Surveillance Cameras

On motion of Council Member Jenna Guzman-Lowery, seconded by Council Member Denise Davis, the City Council unanimously determined, by roll call vote, that approval of Amendment No. 1 to the Agreement with the County of San Bernardino Registrar of Voters for installation of surveillance cameras at each of the three secure ballot box locations on City property is not subject to environmental review pursuant to Section 15061(b)(3) of the State's Guidelines implementing the California Environmental Quality Act; and approved Amendment No. 1 to the Agreement with the County of San Bernardino Registrar of Voters for installation of surveillance cameras at each of the three secure ballot box locations on City property.

Vote: 5 - 0 Passed

Resolution No. 8628 Conflict of Interest Code

On motion of Council Member Jenna Guzman-Lowery, seconded by Council Member Denise Davis, the City Council unanimously approved, by roll call vote, Resolution No. 8628 Amending the Conflict of Interest Code for the City; acknowledged that this City Council has reviewed its Conflict of Interest Code, and finds that the following amendments are necessary: (1) Include new positions that must be designated and (2) Delete positions that no longer make or participate in governmental decisions.

Vote: 5 - 0 Passed

Resolution No. 8603 Street Vacation No. 194 - Mecca Street

This item was pulled from tonight's agenda to allow staff time to conduct additional research. The matter will be scheduled for a future meeting.

Resolution No. 8622 Outside City New Water Service Connection

On motion of Council Member Jenna Guzman-Lowery, seconded by Council Member Denise Davis, the City Council unanimously approved, by roll call vote, Resolution No. 8622 for a new connection to the City of Redlands water distribution system at 11055 King Street in the unincorporated community of Mentone, Outside Service Case (OSC) No. 24-03; and determined that the adoption of Resolution No. 8622 is exempt from environmental review pursuant to Sections 15303(a) and 15319(b) of CEQA guidelines.

Vote: 5 - 0 Passed

In-Kind Request Art-On-State Event

On motion of Council Member Jenna Guzman-Lowery, seconded by Council Member Denise Davis, 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; approved the special event and authorized the temporary closure of East State Street from 6th Street to 7th Street on Sunday, September 29, 2024 for the Art-On-State-Street event hosted by the Redlands Art Association; and approved the request for In-Kind services totaling in the amount of $1,350.

Vote: 5 - 0 Passed

Successor Agency Final Dissolution

Management Services/Finance Director Garcia reviewed the process related to the Final Dissolution of the Successor Agency to the Former Redevelopment Agency of the City of Redlands. Established by Ordinance No. 1436 in 1971, the Redevelopment Agency (RDA) of the City operated as a separate legal entity from the City under the Community Redevelopment Law with the intent of revitalizing the City's downtown core and surrounding residential and industrial neighborhoods by eliminating conditions of blight and their influences, encouraging reinvestment by property owners, and inviting new investment from outside sources.

In June 2011, amid significant state budget woes, the Governor signed new legislation, which amended the Community Redevelopment Law to immediately suspend most redevelopment agency activities and provided for the transfer the assets to successor agencies whose role was to expeditiously wind down the affairs of the dissolved redevelopment agencies. On December 29, 2011, the California Supreme Court ruled that AB 1X26 was enforceable, effectively eliminating redevelopment statewide as of February 1, 2012.

Acting as the Successor Agency, the City took on the responsibility of winding down its affairs and undertaking the administrative tasks required for the dissolution process. On June 10, 2024, the Countywide Oversight Board approved a resolution to formally dissolve the Successor Agency to the Redevelopment Agency of the City of Redlands, and on July 2, 2024, the state Department of Finance acknowledged the end of the Agency's existence.

As public comment, Steve Rogers raised questions about one of the original RDA properties located near the rail line and the University of Redlands (U of R). This property was granted to the U of R in 2020 in connection to the SBCTA's train project. He added this property was an eyesore, filled with weeds and debris. Council Member Saucedo pointed to several positive outcomes of the RDA, as well as the efforts of the Northside Visioning Committee, to provide property owners with home improvement funds.

On motion of Mayor Pro Tempore Paul Barich, seconded by Mayor Eddie Tejeda, the City Council unanimously approved, by roll call vote, to receive and file the Final Dissolution of the Successor Agency to the Former Redevelopment Agency of the City of Redlands.

Vote: 5 - 0 Passed

NEOGOV Onboard Software

On motion of Council Member Jenna Guzman-Lowery, seconded by Council Member Denise Davis, the City Council unanimously approved, by roll call vote, a three-year service contract for NEOGOV Onboard software in the amount of $63,505.08 for the Human Resources/Risk Management Department.

Vote: 5 - 0 Passed

U of R MOU Standby Paramedic Services

On motion of Council Member Jenna Guzman-Lowery, seconded by Council Member Denise Davis, the City Council unanimously approved, by roll call vote, the Memorandum of Understanding with the University of Redlands for standby paramedic services at university football games and other special events as needed.

Vote: 5 - 0 Passed

CONFIRE Agreement Surge Transport Services

On motion of Council Member Jenna Guzman-Lowery, seconded by Council Member Denise Davis, the City Council unanimously approved, by roll call vote, an Agreement between Consolidated Fire Agencies (CONFIRE) and the City of Redlands for surge transport services to be provided by the Redlands Fire Department.

Vote: 5 - 0 Passed

Grant Award Treatment for Opioid Use Disorders Patients

On motion of Council Member Jenna Guzman-Lowery, seconded by Council Member Denise Davis, the City Council unanimously approved, by roll call vote, the acceptance of the Emergency Medical Services Buprenorphine Use Pilot Program (EMSBUP) grant award in the amount of $5,000 for the provision of treatment and access for patients with opioid use disorders; and approved an additional appropriation for the same.

Vote: 5 - 0 Passed

Resolution No. 8631 National Opioids Settlement Agreement

On motion of Council Member Jenna Guzman-Lowery, seconded by Council Member Denise Davis, the City Council unanimously adopted , by roll call vote, Resolution No. 8631 regarding Approval of National Opioids Settlement Agreement with The Kroger Co.; and authorized the City Manager to execute the referenced settlement agreement.

Vote: 5 - 0 Passed

Annual PO Irrigation Supplies

On motion of Council Member Jenna Guzman-Lowery, seconded by Council Member Denise Davis, the City Council unanimously approved, by roll call vote, an annual purchase order with Site One Landscape Supply for the provision of irrigation supplies to the Facilities and Community Services Department for Fiscal Year 2024-25, in an amount not-to-exceed $90,000.

Vote: 5 - 0 Passed

PARIS Program Annual Report

On motion of Council Member Jenna Guzman-Lowery, seconded by Council Member Denise Davis, the City Council unanimously approved, by roll call vote, to receive and file the Pavement Accelerated Repair Implementation Strategy (PARIS) Program Annual Report.

Vote: 5 - 0 Passed

Resolution No. 8630 Five-Year Capital Project Needs Analysis

On motion of Council Member Jenna Guzman-Lowery, seconded by Council Member Denise Davis, the City Council unanimously approved, by roll call vote, Resolution No. 8630 adopting the Five-Year Capital Project Needs Analysis for FY 25/26 through FY 29/30; and determined 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.

Vote: 5 - 0 Passed

PO Modification Loma Linda University Children's Hospital

On motion of Council Member Jenna Guzman-Lowery, seconded by Council Member Denise Davis, the City Council unanimously approved, by roll call vote, a purchase order modification in the amount of $7,300 with Loma Linda University Children's Hospital for use of the Children's Assessment Center.

Vote: 5 - 0 Passed

Office of Traffic Safety Grant Award

On motion of Council Member Jenna Guzman-Lowery, seconded by Council Member Denise Davis, the City Council unanimously approved, by roll call vote, the Grant Agreement with the Office of Traffic Safety relating to the distribution of a grant award in an amount not-to-exceed $120,000; authorized the Chief of Police to sign and execute agreements implementing the grant; and approved an additional appropriation of the same.

Vote: 5 - 0 Passed

PUBLIC HEARINGS

Resolution No. 8629 Venue at Orange Apartment Development Applications

Council Member Davis announced that due to her ownership of property within 500 feet of the development, she recused herself from voting on this item. Mayor Tejeda reported that staff is recommending this public hearing to consider Resolution No. 8629 for development applications related to the construction of 164 apartment units within the Venue at Orange Apartments be continued to October 1, 2024.

On motion of Mayor Eddie Tejeda, seconded by Council Member Mario Saucedo, the City Council agreed, by roll call vote, that the public hearing be continued to the City Council Meeting scheduled for October 1, 2024.

Vote: 4 - 0 Passed

Other: Council Member Denise Davis (RECUSE)

NEW BUSINESS

Amended and Restated City Manager Employment Agreement

This item was pulled from the agenda and will be considered at a future meeting.

City Branding Concept and Design

Economic Development Coordinator Ross Wittman offered details of the City's desire to create a new branding concept and design and explained that in November 2023, the Council approved a contract with Pastilla, Inc. to develop a new brand identity for the city. The goal was to create an effective and professional brand, giving Redlands a strong and easily identifiable presence in media, marketing, and economic development endeavors. He introduced Rudy Manning and Tyron Akal, of Pastilla, who presented an extensive report of their efforts, intended to embody Redlands' unique characteristics, strengths, and identity and to clearly identify and differentiate Redlands and its assets, culture, environment, and location within Southern California and California as a whole. The project began by conducting an in-depth discovery process, utilizing multiple research methods to gain perspective from key audiences in the community. The methods included discovery workshops, 1-on-1 interviews, focus groups, internal and external digital surveys.

Key Findings were identified as 1) Redlands is a well-established community; 2) Visitors are unaware of the city and are pleasantly surprised by their Redlands experience; 3) There is a huge presence of non-profit organizations, indicating Redlands' altruistic nature; 4) There is a lively arts scene that is free and open to the public; 5) The perception of the current brand is largely neutral to negative. And the perception of the current slogan, "City That Works" is extremely negative.

The branding strategy phase allowed for the development of a positioning statement, represented by, "Redlands is a city inspired by its history, passionately forging a tomorrow through service to the community and creativity for all". This statement promoted brand values of "embracing, serving and proactive", and led to the proposed new tagline: Redlands. Futures Flourish Here. The Brand's Visual Tone and Visual Identity were presented with an unveiling with the proposed color palette and logos.

Council Members offered their initial perspectives, agreeing they liked the color palette selection. Mayor Pro Tem Barich recommended a different tagline as represented by, "City Like No Other". Council Member Guzman-Lowery said there appeared to be potential to add to the design and this was an important aspect, so that each department could develop their own unique style, but also include a level of cohesion.

As public comment, Dennis Bell said the number of survey respondents (458) was simply not representative of the City's roughly 73,000 residents. Dan Jimenez struggled to see the "4 Rs" in the logo and encouraged the Council to take their time before making a decision. Michael Paisner also did not see the "4 Rs", adding the tagline did not resonate with him. Andy Hoder thought the branding was pretentious and should be denied approval, and he stated that most people don't care about branding.

Council Members agreed they would like more time to consider the proposed design and directed Pastilla to continue refining and improving the current concepts.

Resolution No. 8625 CDBG Agreement Funding Award

Mayor Pro Tem Barich recused himself from voting and discussion of this item due to a source of income with Citrus Counseling. Council Member Guzman-Lowery recused herself from voting and discussion on this item due to a source of income with Citrus Counseling.

Development Services Director Desatnik reviewed the 2024-2025 Community Development Block Grant (CDBG) and Resolution No. 8625. On July 23, 2024, the City was notified of the final 2024-2025 CDBG final funding award for eight total projects that were approved by City Council on February 6, 2024 of which seven projects are public service agencies and one is a Capital Improvement Project (CIP). The final award and amounts are as follows: Redlands Senior Center Kitchen Rehabilitation $282,257; FSA of Redlands - Housing and Food Program $7,500; Boys and Girls Club - Family Strengthening Program $7,500; YMCA of the East Valley - Legal Services $7,500; The Nowell Family Foundation - Bradley House Project $7,500; Partners Against Violence - Supportive Services for Victims of Violence $7,500; The Blessing Center - Transitional Housing $7,500; and Citrus Counseling Services - Mental Health Services $4,160

As public comment, Roger Uminski, of Citrus Counseling, expressed his appreciation for the City's support. Annie Ploehn, of Partners Against Violence, was also grateful for the City's support, and she described the agency's work and mission and reach.

On motion of Council Member Mario Saucedo, seconded by Council Member Denise Davis, the City Council unanimously accepted, by roll call vote, the 2024-2025 Community Development Block Grant funding award in the amount of $331,417; authorized an additional appropriation of $331,417 for the 2024-2025 CDBG fiscal year; and adopted Resolution No. 8625 authorizing the City Manager, or designee, to execute agreements, amendments and other related documents associated with the 2024-2025 CDBG Program Year.

Vote: 3 - 0 Passed

Other: Mayor Pro Tempore Paul Barich (RECUSE)
Council Member Jenna Guzman-Lowery (RECUSE)

Contract Award Runway and Apron Pavement Treatment Project

Facilities and Community Services Director Crocker reported on a Public Works Contract with C.R. Contracting LLC for the Runway and Apron Pavement Treatment Project in an amount not-to-exceed $616,499. Federal Aviation Administration (FAA) Airport Capital Improvement Plan entitlement funds were allocated to Redlands Municipal Airport. The Project consists of the removal of the existing markings, removal of weeds, crack sealing/filling of runway 8-26 and the west apron, asphalt seal coating of runway 8-26, asphalt slurry sealing of the west apron, and pavement re-markings for both the runway and west apron. Assistant City Manager Boatman added that Congressional representative Pete Aguilar was instrumental in helping the City obtain the grant award.

On motion of Council Member Mario Saucedo, seconded by Mayor Eddie Tejeda, the City Council unanimously determined, by roll call vote, that approval of the contract and construction of the Runway and Apron Pavement Treatment Project is categorically exempt from environmental review in accordance with Section 15301 of the State's guidelines implementing the California Environmental Quality Act; approved an additional appropriation in the amount of $678,094 from the Airport Projects and Grants fund; approved the Runway and Apron Pavement Treatment Project Plans and Specifications, and awarded a construction contract to C.R. Contracting for an amount not-to-exceed $616,499.

Vote: 5 - 0 Passed

SBC Cooperative Agreement Paving Rehabilitation

Municipal Utilities and Engineering Director Harris summarized a Cooperative Agreement with San Bernardino County delineating responsibilities for paving rehabilitation. The PARIS Program will rehabilitate approximately twenty-eight lane miles of public streets, which includes a portion of Lugonia Avenue (north half) and California Street (east half) within the San Bernardino County (County) jurisdiction. MUED staff collaborated with County staff to develop a Cooperative Agreement to ensure the full width of each street segment is rehabilitated, in lieu of only rehabilitating the portions of each street within the City's jurisdiction. Approximately 1.5 lane miles of the County's streets will be resurfaced with the City's project.

As public comment, Steve Rogers was pleased to see the cooperative efforts between the City and County, yet he voiced concerns about seeing social media posts claiming young people were accosting shoppers at the County shopping centers of Citrus Grove and Mountain View. He wondered if a curfew could be established. City Manager Duggan responded by explaining that curfews had been discussed in the past, but because the properties do not fall within city boundaries, the County would be the appropriate agency to enact such an ordinance.

On motion of Mayor Pro Tempore Paul Barich, seconded by Council Member Mario Saucedo, the City Council unanimously determined, by roll call vote, that approval of the Cooperative Agreement with San Bernardino County delineating responsibilities for pavement rehabilitation 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 Cooperative Agreement with San Bernardino County delineating responsibilities for pavement rehabilitation.

Vote: 5 - 0 Passed

Contract Award 2024 Alley Paving Improvement Project

Municipal Utilities and Engineering Director Harris detailed a Public Works Contract with Tryco General Engineering for the 2024 Alley Paving Improvement Project for an amount not-to-exceed $483,955. The Project will resurface five alleys and remove and replace driveways and sidewalks where necessary, protect existing utilities, trees, power poles, and public and private improvements, replace damaged survey monuments, construct drainage facilities, dispose of excess soil and rock material, and restore all areas and improvements to pre-construction conditions. Council Member Saucedo asked for an update regarding rehabilitation work on State Highway 38. Director Harris stated he had reached out to CalTrans and would report back to the Council on the matter.

On motion of Council Member Mario Saucedo, seconded by Council Member Jenna Guzman-Lowery, the City Council unanimously determined, by roll call vote, that approval of the contract and construction of the 2024 Alley Paving Improvement Project is categorically exempt from environmental review in accordance with Section 15301(c) of the State's Guidelines implementing the California Environmental Quality Act; approved the 2024 Alley Paving Improvement Project plans and specifications; and awarded a Public Works Contract to Tryco General Engineering for an amount not-to-exceed $483,955.

Vote: 5 - 0 Passed

COUNCIL MEMBER ANNOUNCEMENTS AND ACTIVITIES

Council Members expressed their deep appreciation for the efforts of the City's police and fire departments and all first responders during the recent Line Fire emergencies.

Mayor Tejeda urged everyone to keep all first responders in their thoughts and prayers.

Mayor Pro Tem Barich attended the Library Board meeting, Bowling with a Cop, the 1LoveIE block party, and enjoyed a concert at the Contemporary Club celebrating Hispanic Heritage Month and the Pink Party in support of breast cancer awareness held at the Burrage Mansion.

Council Member Davis attended the 1LoveIE Block Party, enjoyed Bowling with a Cop and announced that she is accepting applications for the upcoming 4th season of Youth Council.

Council Member Guzman-Lowery attended the 1Love IE Block Party, the Youth Hope Car Show, and she is looking forward to the upcoming Adult Literacy Event, as well as the Climate Action meeting scheduled for September 18, 2024,

Council Member Saucedo praised the work of all City staff, including the water department, for their quick response to emergencies brought on by the Line Fire.

ADJOURNMENT

There being no further action required the meeting adjourned at 8:16 P.M. The next regular meeting of the City of Redlands City Council will be held on October 1, 2024.

REDLANDS FINANCING AUTHORITY

Chairperson Tejeda called the meeting to order and offered anyone present the opportunity to address the Board on any subject, not already on the agenda, within the jurisdiction of the Redlands Financing Authority.

PUBLIC COMMENT

None forthcoming

Minutes

On motion of Vice Chair Barich, seconded by Chair Tejeda, the minutes of the regular meeting of May 21, 2024 were unanimously approved by roll call vote.

Vote: 5 - 0 Passed

ADJOURNMENT

There being no further business, the Redlands Financing Authority adjourned at 8:17 P.M. The next regular meeting of the Agency will be held on January 21, 2025.

City Council Meeting **I. 2.**

DATE: 10/01/2024

TO: Honorable Mayor and City Council Members

SUBJECT: Authorize issuance of proclamation recognizing Dr. Leonard Sigdestad (Council Member Davis)

MOTION:

I move to authorize issuance of proclamation recognizing Dr. Leonard Sigdestad.

Attachments

Dr. Sig Proclamation 2024

PROCLAMATION

Dr. Leonard A. Sigdestad

WHEREAS, Dr. Leonard A. Sigdestad (Dr. Sig) grew up on a South Dakota farm, received his Doctorate of Veterinary Medicine from Kansas State University in 1967, bought Loma Linda Animal Hospital in 1968, and has spent the last 55 years caring for animals of all shapes and sizes in and around the Inland Empire; and

WHEREAS, Loma Linda Animal Hospital endured as a beacon of hope for animal welfare non-profits, including many in Redlands, providing countless pro-bono medical procedures under Dr. Sig's leadership, passion for animal welfare, and dedicated compassion for people and their pets, treating hundreds of thousands of animals and assisting with starting a pet grief recovery group at Loma Linda University in 2009; and

WHEREAS, Dr. Sig has employed hundreds of community members and mentored countless veterinary students in five and a half decades as an Inland Empire business owner and has been involved in the research and development of new veterinary drugs, including performing studies with pharmaceutical companies to advance veterinary medicine; and

WHEREAS, Dr. Sig received the 2014 Alumni Recognition Award of the Western Veterinary Conference in Las Vegas– an award in recognition of advancing veterinary medicine and for being an exemplary role model for future alumni in a professional and community setting; and

WHEREAS, Dr. Sig served multiple terms as an award-winning president, chairman, and board member of numerous local service clubs, served as a vocational program director and advocate for Guide Dogs of the Desert, providing veterinary service at a reduced fee and serving on their Board of Directors and his leadership and dedication to the community were recognized with the 2011 Melvin Jones Fellow Award for dedicated humanitarian services.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Redlands does hereby proclaim that Dr. Leonard A. Sigdestad has served as a priceless and dedicated hero to our animal and human community. His legacy of excellence in business ownership, veterinary care, and community service has left an enduring positive impact on countless lives– a testament to his lifelong dedication to community service, veterinary medicine, and animal welfare.

IN WITNESS WHEREOF, we hereunto affix our signatures and Official Seal of the City of Redlands on this 1st day of October 2024.

_____
Eddie Tejeda, Mayor

_____
Denise Davis, Council Member

Attest:

_____
Jeanne Donaldson, City Clerk

City Council Meeting **I. 3.**

DATE: 10/01/2024

TO: Honorable Mayor and City Council Members

SUBJECT: Approve recommendation for appointment of Roya Damsaz to the Human Relations Commission (Mayor Pro Tem Barich)

MOTION:

I move to appoint Roya Damsaz to serve the remainder of a four-year term on the Human Relations Commission ending October 18, 2026.

RECOMMENDATION:

In accordance with Redlands Municipal Code Section 2.66.020, nominations to this Commission are made on a rotational basis by members of the City Council. Mayor Pro Tem Barich was next in rotation to make a recommendation to City Council. Mayor Pro Tem Barich is recommending the Council to appoint the individual listed below to serve the remainder of a four-year term ending on October 18, 2026, on the Human Relations Commission.

Recommendation	Council Member
Roya Damsaz	Mayor Pro Tem Barich

DISCUSSION:

A vacant seat exists on the Human Relations Commission due to the recent termination of Commissioner Claudia Ruiz whose term expires on October 18, 2026.

There were 3 eligible applications received from the posting. Those applications were considered for filling this vacancy.

The Human Relations Commission consists of nine members as follows:

- Vacant
- Vanessa Annaguey Aranda
- Roy George
- Alicia Gyllenhammer
- Roop Kishor Goyal
- Kennth Ford
- Julie Houston
- Gail Howard
- Ryan Chau (Student)

ALTERNATIVES:

The City Council may choose not to support the recommendation and direct staff to seek further applications for consideration.

SUBMITTED BY:
Janice McConnell, Assistant City Manager

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

PREPARED BY:
Jennifer Macias, Management Analyst

Attachments

Public Notice

Human Relations Applications

City of
REDLANDS

Incorporated 1888
300 E. State Street, STE 690
Redlands, CA 92373
909-798-7510
www.ci.redlands.ca.us

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the City Council of the City of Redlands encourages residents of the City of Redlands to apply for a position on the following commission:

HUMAN RELATIONS COMMISSION

The Human Relations Commission was established to foster peaceful relations among persons of different races and national origins. This commission serves in an advisory capacity to the City Council and to aid the City in achieving better human relations by providing assistance to all persons or groups in promoting good will and better relations among all people.

The Human Relations Commission meets on the second Monday of odd-numbered months at 6:30 p.m.

Residents interested in applying for the non-salaried position on this commission may request application forms from the City Clerk's Office, City Hall, 35 Cajon Street, Suite 4 or by phone at 798-7510 or from the City's website at www.cityofredlands.org

Deadline for filing applications is August 23, 2024.

Jennifer Macias,
Management Analyst
City Manager's Office
City of Redlands

7/24/24

City Manager's Office

CITY OF REDLANDS
COMMISSION APPLICATION FORM

(Please note that this form is a public record that may be subject to disclosure upon request.)

JUL 29 2024

Received

COMMISSION\BOARD APPLIED FOR

Human Relations Commission

Name Roya Damsaz

Address [redacted] Redlands, CA 92374

Telephone (Work) _____ (Cell / Home) [redacted]

Email [redacted]

Occupation Retired Engineer

Reasons for desiring to serve – relevant experience and qualifications:

Being an immigrant, mother and recently retired engineer allowed me to experience a lot of social issues first hand. On the side I am a certified death companian w/volunteer experience in hospice. I have been involved in racial, immigrant and minority related work, and honored to work with seniors, seriously ill children, underage mothers and underprivelleged families. I believe in compassion and kindness towords, humans and non-humans in this world.

Signature Roya Damsaz **Date** 7/26/24

** If appointed, please be advised that all City commissioners and committee/board members must complete mandatory harassment prevention training consistent with the requirements of Assembly Bill No. 1825. (Resolution No. 7206 adopted July 26, 2012)*

Two References: (Please do not include Councilmembers or City Staff)

(1) Leslie Roundy

Telephone [redacted]

(2) Roxxanne O'Brien

Telephone [redacted]

Return Application to: **Office of the City Council, C/O Office of the City Manager**
300 E. State Street, Suite 690, Redlands, CA 92373
OR by email to RedlandsOCM@cityofredlands.org

You will be notified of appointments by the City Council. Your application will be retained for one year. PLEASE NOTE: Planning Commissioners and Historic & Scenic Preservation Commissioners are required to file Statements of Economic Interest in accordance with California State Law.

✓ address Verified AE

City Manager's Office

CITY OF REDLANDS
COMMISSION APPLICATION FORM

(Please note that this form is a public record that may be subject to disclosure upon request.)

MAR 18 2024

COMMISSION\BOARD APPLIED FOR

Planning Commission and/or Human Relation

Received

Name Arina Maximova

Address [redacted] CA 92374

Telephone (Work) _____ (Cell / Home) [redacted]

Email [redacted]

Occupation Medical Practice Admin

Reasons for desiring to serve – relevant experience and qualifications:

To Whom It May Concern. I have been a Redlands resident for over 10 years and always wanted to be a part of my city's life and development. I have been a medical practice admin for the past 16 years now and serving people and my community is what I really enjoy. I really think that my years of experience in medical field & work in human resources could bring a potential values in views and growth to city of Redlands. Thank you!

Signature _____ **Date** 03/14/2024

** If appointed, please be advised that all City commissioners and committee/board members must complete mandatory harassment prevention training consistent with the requirements of Assembly Bill No. 1825. (Resolution No. 7206 adopted July 26, 2012)*

Two References: (Please do not include Councilmembers or City Staff)

(1) _____ (2) _____

_____ _____

_____ _____

Telephone _____ Telephone _____

Return Application to: Office of the City Council, C/O Office of the City Manager
300 E. State Street, Suite 690, Redlands, CA 92373
OR by email to RedlandsOCM@cityofredlands.org

You will be notified of appointments by the City Council. Your application will be retained for one year. PLEASE NOTE: Planning Commissioners and Historic & Scenic Preservation Commissioners are required to file Statements of Economic Interest in accordance with California State Law.

✓address Verified

CITY OF REDLANDS
COMMISSION APPLICATION FORM

City Manager's Office

(Please note that this form is a public record that may be subject to disclosure upon request.)

COMMISSION\BOARD APPLIED FOR
Human Relations Commission

AUG 22 2024

Name Christian Morrison

Received

Address [redacted] Redlands, CA. 92374

Telephone (Work) N/A (Cell / Home [redacted]

Email [redacted]

Occupation Master Data Associate Specialist - Southern California Edison

Reasons for desiring to serve – relevant experience and qualifications:
Throughout my childhood and adult life, I have known Redlands to be a city where people from all walks of life and all backgrounds could find opportunity and feel welcomed. I would be privileged to help preserve this culture. I have a B.A. from the University of Notre Dame in Economics and Classics with a minor in Digital Marketing. I have served as an advising fellow for Matriculate, a non-profit that helps first-generation students find academic opportunities

Signature Christian Morrison Date 08/15/2024

** If appointed, please be advised that all City commissioners and committee/board members must complete mandatory harassment prevention training consistent with the requirements of Assembly Bill No. 1825. (Resolution No. 7206 adopted July 26, 2012)*

Two References: (Please do not include Councilmembers or City Staff)

(1) Jason Ward
Senior Supervisor
Southern California Edison
Telephon [redacted]

(2) Nisha Bembi
Senior Manager
Southern California Edison
Telephone [redacted]

Return Application to: Office of the City Council, C/O Office of the City Manager
300 E. State Street, Suite 690, Redlands, CA 92373
OR by email to RedlandsOCM@cityofredlands.org

You will be notified of appointments by the City Council. Your application will be retained for one year. PLEASE NOTE: Planning Commissioners and Historic & Scenic Preservation Commissioners are required to file Statements of Economic Interest in accordance with California State Law.

City Council Meeting **I. 4.**

DATE: 10/01/2024

TO: Honorable Mayor and City Council Members

SUBJECT: Approve a First Amendment to the Memorandum of Understanding with the City of Victorville for the loan of a Fire Tiller Truck to Victorville Fire Department (Fire Chief Sessler)

MOTION(S):

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

I move to approve the First Amendment to the Memorandum of Understanding for the loan of a Fire Tiller Truck.

RECOMMENDATION:

Staff recommends the City Council approve a First Amendment to the Memorandum of Understanding between the City of Redlands and the City of Victorville for the loan of a Fire Tiller Truck for Victorville Fire Department.

DISCUSSION:

On March 5, 2024, the Redlands City Council approved a Memorandum of Understanding with the Victorville Fire Department to loan a Fire Tiller Truck for personnel training. The Redlands Fire Department had agreed to lend their available tiller truck to Victorville for this training. Since then, the Victorville Fire Department has also asked to use the Tiller Truck for emergency responses, in addition to its original training purpose.

Effective communication and collaboration are crucial for a successful and mutually beneficial arrangement. The First Amendment to the Memorandum of Understanding aims to facilitate the sharing of equipment for both training and emergency response by defining clear terms and conditions. This includes outlining responsibilities for usage, maintenance, insurance, and liability

throughout the loan period.

ALTERNATIVES:

Not approve the First Amendment Memorandum of Understanding for the loan of the Fire Tiller Truck.

STRATEGIC PLAN:

Priority B - Public Health & Safety

SUBMITTED BY:
Rich Sessler, Fire Chief

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

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

PREPARED BY:
Bruni Reyes, Management Analyst

Fiscal Impact

Fiscal Year: 2024-2025

Discussion:

There is no fiscal impact with the approval of the First Amendment to the Memorandum of Understanding (MOU) for Equipment Sharing with the Vivtorville Fire Department. The City of Victorville is responsible for any costs listed in Section 5 of the MOU regarding minor maintenance and the provision of liability insurance.

Attachments

First Amendment to Equipment Sharing MOU

Victorville Equipment Sharing MOU

FIRST AMENDMENT TO MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF REDLANDS AND THE CITY OF VICTORVILLE REGARDING EQUIPMENT SHARING

This First Amendment ("First Amendment") to the Memorandum of Understanding for Equipment Sharing ("MOU") is dated this 1st day of October, 2024 and is entered into by and between the City of Victorville ("Victorville"), and the City of Redlands (the "CITY"). The City of Victorville and the CITY may be referred to herein individually as a "Party" and, together as the "Parties."

RECITALS

WHEREAS, CITY owns certain equipment including a Model & Year 1997 Pierce Quantum Cab Tiller Truck; VIN# 4P1CT02S7VA000413 (the "Equipment") used as part of its operations; and

WHEREAS, the Victorville Fire Department is currently using the Equipment for training and professional development; and

WHEREAS, it is the desire of the CITY and Victorville to amend their existing MOU to increase the use of the Equipment for emergency response situations in addition to training and professional development; and

NOW, THEREFORE, in consideration of the above recitals and the mutual covenants hereinafter contained, and for other good and valuable consideration, the receipt of which is hereby acknowledged, the Parties agree as follows:

AGREEMENT

Section 1. Section 4, subsection (A) of the MOU, titled "Equipment," is hereby amended to read as follows:

"Section 4. Equipment.

A. Victorville shall be permitted to use, operate and transport the Equipment for emergency response situations in addition to training and professional development and on an "as-needed" basis as requested by the Victorville Fire Department, and approved by CITY, when not otherwise needed for other Redlands Fire Department purposes. The Victorville Fire Department recognizes that the Redlands Fire Department's use of the Equipment may preclude the use of the Equipment by the Victorville Fire Department, and in such cases the Redlands Fire Department may deny the request to use the Equipment or demand the immediate return of the Equipment in the possession of the Victorville Fire Department, in the CITY's sole and absolute discretion."

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

IN WITNESS WHEREOF, the Parties have executed this First Amendment to the MOU for Equipment Sharing as of October 1, 2024.

City of Victorville

By: _____
Keith Metzler, City Manager

Date: _____

City of Redlands

By: _____
Eddie Tejeda, Mayor

Date: _____

ATTEST:

By: _____
Jeanne Donaldson, City Clerk

MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF REDLANDS AND THE CITY OF VICTORVILLE REGARDING EQUIPMENT SHARING

This Memorandum of Understanding for Equipment Sharing ("MOU") is dated this 5th day of March, 2024 and is entered into by and between the City of Victorville ("Victorville"), and the City of Redlands (the "CITY"). Victorville and the CITY may be referred to herein individually as a "Party" and, together as the "Parties."

RECITALS

WHEREAS, the CITY owns certain equipment including a Model & Year 1997 Pierce Quantum Cab Tiller Truck; VIN# 4P1CT02S7VA000413 (the "Equipment") for use by the Redlands Fire Department as part of its operations; and

WHEREAS, the CITY by and through the Redlands Fire Department desires to loan the Equipment to Victorville for training and development by the Victorville Fire Department; and

WHEREAS, Victorville desires to borrow the Equipment for use by the Victorville Fire Department for non-emergency training situations and, where it would be beneficial to use the Equipment in the interests of the professional development of the Department; and

WHEREAS, cooperation between Victorville, the Victorville Fire Department and the CITY will promote the efficient use of public resources used and managed by the Redlands Fire Department; and

WHEREAS, sharing Equipment with the Victorville for use by the Victorville Fire Department is intended to increase public safety, as well as the residents of and visitors to Victorville and would have only incidental or nominal benefits to any private parties; and

WHEREAS, Victorville and the CITY execute this MOU for the purpose of formalizing the terms and conditions governing the sharing of the Equipment;

NOW, THEREFORE, in consideration of the above recitals and the mutual covenants hereinafter contained, and for other good and valuable consideration, the receipt of which is hereby acknowledged, the Parties agree as follows:

AGREEMENT

Section 1. Incorporation of Recitals. The above-recitals are true and correct and are hereby incorporated into this MOU by this reference.

Section 2. Term. The term of this MOU shall commence on its Effective Date and shall continue in effect until terminated pursuant to Section 9 of this MOU.

Section 3. Authority. Unless otherwise specified herein, all authority to act on behalf of the CITY pursuant to this MOU shall be exercised by Redlands Fire Chief Rich Sessler, or his designee. Unless otherwise specified herein, all authority to act on behalf of Victorville pursuant to this MOU shall be exercised by Interim Fire Chief William Racowschi or his designee.

Section 4. Equipment.

A. The Victorville Fire Department shall be permitted to use, operate, and transport the Equipment on an "as-needed" basis as requested by the Victorville Fire Department, and approved by the CITY's designee in Section 3, in his sole discretion, when not otherwise needed for other Redlands Fire Department purposes. The Victorville Fire Department recognizes that the Redlands Fire Department's use of the Equipment may preclude the use of the Equipment by the Victorville Fire Department, and in such cases the Redlands Fire Department may deny the request to use the Equipment or demand the immediate return of the Equipment in the possession of the Victorville Fire Department, in the CITY's sole and absolute discretion.

B. Request for Use of Equipment. Those designated in this MOU with the authority to act on behalf of either Party shall work together to coordinate certain procedures to govern requests by the CITY to use the Equipment, especially for when the Equipment is needed in emergency situations. In non-emergency situations, the CITY shall request use of the Equipment as far in advance as possible by notifying the Victorville Fire Department of the need for the Equipment.

C. Use of Equipment. The Victorville Fire Department shall not permit any individual to use, operate or transport the Equipment unless that individual is properly trained and authorized to do so. The Victorville Fire Department shall use the utmost care in using, operating, or transporting the Equipment. If the Equipment breaks or experiences other mechanical problems while in the possession of the Victorville Fire Department, the Victorville Fire Department shall immediately notify the Redlands Fire Department of the problem.

D. Returning Equipment. The Victorville Fire Department shall notify the Redlands Fire Department before borrowing the Equipment of when it will return Equipment, or in the case of emergency situations, the Victorville Fire Department shall keep the Redlands Fire Department updated on when the Equipment will be returned. In the event that the Redlands Fire Department demands the immediate return of the Equipment then in the possession of the Victorville Fire Department, the Victorville Fire Department shall immediately deliver the Equipment available to the Redlands Fire Department.

Section 5. Victorville Fire Department Responsibilities. The Victorville Fire Department shall be solely responsible for all of the following, including, without limitation, any accompanying cost or expense:

A. Transporting the Equipment to and from the Redlands Fire facilities housing the Equipment.

B. Performing routine inspections and minor maintenance on Equipment when used by the Victorville Fire Department, including, but not limited to, oil, mechanical fluids, operations, fuel, and safety checks.

C. Providing satisfactory proof of liability or other insurance of the types and in the amounts as required by this MOU.

D. Bearing sole and absolute responsibility for any and all loss of or damage to the Equipment occurring while in possession and control of the Victorville Fire Department, customary wear and tear excepted. Victorville shall pay to the CITY for any and all costs associated with repairing damage to the Equipment occurring while in the possession or control of the Victorville Fire Department if demanded by the Redlands Fire Department, customary wear and tear excepted, within thirty (30) days upon receipt by the Victorville Fire Department of a written invoice accounting for such costs of repair. Victorville shall pay to the CITY for any and all costs associated with reasonably replacing the Equipment in the event of complete loss of the Equipment occurring while in the possession or control of the Victorville Fire Department, if demanded by the Redlands Fire Department, within thirty (30) days upon receipt by the Victorville Fire Department of a written invoice accounting for such costs of replacement.

E. Refueling Equipment to, at minimum, the level existing at the time the Victorville Fire Department takes control of the Equipment.

F. Storing Equipment overnight at secure facilities owned and controlled by the Victorville Fire Department when the Victorville Fire Department is in possession and control of the Equipment, when such storage is otherwise requested by the Redlands Fire Department, or when such storage is convenient to the Victorville Fire Department and approved in advance by the Redlands Fire Department.

Section 6. Cost. The Victorville Fire Department shall pay no compensation for the use of the Equipment, except for any and all costs related to the responsibilities listed in Section 5 of this MOU.

Section 7. Indemnification. To the fullest extent permitted by law, Victorville (the "Indemnifying Party) shall defend, indemnify and hold the CITY (the "Indemnified Party") and its directors, officials, officers, employees, agents, and volunteers free and harmless from any and all claims, demands, causes of action, costs, expenses, liabilities, losses, damages or injuries, including reasonable attorneys' fees and other related costs, in law or equity, to property or persons, including wrongful death, in any manner arising out of, or incident to, the use, operation or transportation of the Equipment, or this MOU, except for such loss or damage arising from the willful misconduct of the Indemnified Party. The Indemnifying Party shall defend, at the Indemnifying Party's own cost, expense and risk, any and all such aforesaid suits, actions or other legal proceedings of every kind that may be brought or instituted against the Indemnified Party

and its directors, officials, officers, employees, agents, and volunteers, with counsel reasonably approved by the Indemnified Party. The Indemnifying Party shall pay and satisfy any judgment, award or decree that may be rendered against the Indemnified Party and its directors, officials, officers, employees, agents, and volunteers, in any such suit, action or other legal proceeding. The Indemnifying Party shall reimburse the Indemnified Party and its directors, officials, officers, employees, agents, and volunteers for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. The Indemnifying Party's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by the Indemnified Party or its directors, officials, officers, employees, and volunteers. This indemnity provision shall survive the termination of this MOU.

Section 8. Insurance.

A. Time for Compliance. Victorville shall not allow the Victorville Fire Department to use, operate, or transport the Equipment under this MOU unless and until it has provided evidence satisfactory to the CITY that it has secured all insurance required under this section, or that it is self-insured to the satisfaction of the CITY.

B. Minimum Requirements. Victorville shall, at its expense, procure and maintain for the duration of this MOU insurance against all claims for injuries to persons or damages to property which may arise from or in connection with the performance of this MOU by Victorville, its elected and appointed officials, officers, employees, and volunteers, Such insurance shall meet at least the following minimum levels of coverage, or Victorville shall be self-insured to the satisfaction of the CITY.

i. Minimum Limits of Insurance. Victorville shall maintain limits no less than: (1) General Liability: $2,000,000 per occurrence for bodily injury, personal injury, and property damage. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this MOU or the general aggregate limit shall be twice the required occurrence limit. The policy must include contractual liability that has not been amended. Any endorsement restricting standard ISO "insured contract" language will not be accepted; (2) Automobile Liability: $1,000,000 per accident for bodily injury and property damage; and (3) Workers' Compensation and Employer's Liability: Workers' Compensation limits as required by the Labor Code of the State of California. Employer's Liability limits of $1,000,000 per accident for bodily injury or disease.

ii. Endorsements. Each policy shall be endorsed to state that: (1) the CITY and its directors, officials, officers, employees, and volunteers shall be covered as additional insured with respect to the use, operation or transport the Equipment performed by or on behalf of the Victorville Fire Department; and (2) the insurance coverage shall be primary insurance as respects the CITY and its directors, officials, officers, employees, and volunteers, or if excess, shall stand in an unbroken chain of coverage excess of CITY's scheduled underlying coverage. Any insurance

or self-insurance maintained by the CITY and its directors, officials, officers, employees, and volunteers shall be excess of such insurance obtained by the Victorville and shall not be called upon to contribute in any way. The insurer shall agree to waive all rights of subrogation against the CITY and its directors, officials, officers, employees, and volunteers for losses paid under the terms of the insurance policy which arise from the use, operation, or transport of the Equipment by the Victorville Fire Department. Each insurance policy shall also be endorsed to state that: (1) coverage shall not be suspended, voided, reduced or canceled except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the CITY's Risk Manager as applicable; and (2) any failure to comply with reporting or other provisions of the policies, including breaches of warranties, shall not affect coverage provided to the CITY and its directors, officials, officers, employees and volunteers. There shall be no cross-liability exclusion for claims or suits by one insured against another. Requirements of specific coverage features, or limits contained in this section are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance.

Section 9. Termination. This MOU shall be effective as of its Effective Date, and shall continue until terminated by either Party by giving at least thirty (30) days advance written notice of the effective date of termination.

Section 10. Notices. 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:

If to the CITY: Redlands Fire Department
35 Cajon Street, Suite 12, Redlands CA 92373
Attn: Fire Chief Rich Sessler

If to Victorville: Victorville Fire Department
14343 Civic Drive, Victorville CA 92392
Attn: Interim Fire Chief Racowschi

Section 11. Miscellaneous Terms.

A. Representation and Warranties. The CITY and Victorville have all requisite power and authority to execute and perform this MOU. Each person executing this MOU warrants that he or she has the legal power, right, and authority to execute this MOU and bind his or her respective Party.

B. Governing Law. This MOU shall be governed by and construed in accordance with the laws of the State of California. Venue shall be in San Bernardino County.

C. Relationship of the Parties. Nothing contained in this MOU shall be construed as creating a joint venture, partnership, or any other similar arrangement between the Parties. No Party to this MOU shall be deemed to be a representative, an agent, or an employee of the other Party. Unless otherwise expressly specified in this MOU, no Party shall have any authority or right to assume or create any obligation of any kind or nature, express or implied, on behalf of, or in the name of, any other Party, nor bind any other Party in any respect, without the specific prior written authorization of the other Party.

D. Waiver. No Party shall be deemed to have waived any provision of this MOU unless such waiver is in writing and signed by such Party.

E. Legal Compliance. The Parties shall comply with all applicable Federal, State, and local laws and regulations related to the transactions set forth in, or referenced by, this MOU.

F. Third-Party Beneficiary. No claim as a third-party beneficiary under this MOU by any person, corporation, or any other entity, shall be made or be valid against Victorville or the CITY.

G. Headings. The section headings used in this MOU are for convenience only and shall not be deemed to limit, construe, affect or alter the meaning of this MOU.

H. Entire Agreement. This MOU constitutes the entire agreement between the Parties with respect to the matters contained herein, and shall supersede and replace any and all other prior understandings, correspondence, and agreements, oral or written, between the Parties with respect thereto. No change, amendment or modification of this MOU shall be valid or binding upon the Parties unless such change, amendment, or modification is in writing and duly executed by all Parties.

I. Assignment or Transfer. Neither Party shall assign, hypothecate, or transfer, either directly or by operation of law, this MOU or any interest herein without the prior written consent of the other Party. Any attempt to do so shall be null and void, and any assignees, hypothecates, or transferees shall acquire no right or interest by reason of such attempted assignment, hypothecation, or transfer.

J. Binding Effect. The terms of this MOU shall inure to the benefit of, and shall be binding upon, each of the Parties and their respective successors and assigns.

K. Severability. In the event that any one or more of the phrases, sentences, clauses, paragraphs, or sections contained in this MOU shall be declared invalid or unenforceable by a

valid judgment or decree of a court of competent jurisdiction, such invalidity or unenforceability shall not affect any of the remaining phrases, sentences, clauses, paragraphs, or sections of this MOU which are hereby declared as severable, and shall be interpreted to carry out the intent of the Parties hereunder.

L. Cooperation: Further Acts. The Parties shall reasonably cooperate with one another and shall take any additional acts or sign any additional documents as may be necessary, appropriate, or convenient to attain the purposes of this MOU.

M. Counterparts. This MOU may be signed in counterparts, each of which shall constitute an original.

IN WITNESS WHEREOF, the Parties have executed this MOU for Equipment Sharing as of March 5, 2024.

City of Victorville

By: _____
Keith Metzler, City Manager

Date: March 5th 2024

City of Redlands

By: _____
Eddie Tejeda, Mayor

Date: 3-5-24

ATTEST:

By: _____
Jeanne Donaldson, City Clerk

CONCUR:

By: _____
Richard Sessler, Fire Chief

City Council Meeting **I. 5.**

DATE: 10/01/2024

TO: Honorable Mayor and City Council Members

SUBJECT: Acceptance of National Opioid Settlement Funds from five Settling Defendants, including Allergan, CVS, Teva, Walgreens, and Walmart in the aggregate amount of $192,720.22, for the recruitment of a Substance Use Navigator (SUN) in the Fire Department to help improve treatment and access to medication for Opioid Use Disorder within the community, and authorize an additional appropriation for the same (Fire Chief Sessler)

MOTION(S):

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

1. I move to approve the acceptance of National Opioid Settlement Funds from the five Settling Defendants (Allergan, CVS, Teva, Walgreens, and Walmart) in the aggregate amount of $192,720.22, for the recruitment of a Substance Use Navigator in the Fire Department to help improve treatment and access to medication for Opioid Use Disorder within the community; and

2. Authorize an additional appropriation for the payment amounts from each Settling Defendant.

RECOMMENDATION:

Staff recommends the City Council approve the acceptance of National Opioid Settlement Funds from the five Settling Defendants including Allergan, CVS, Teva, Walgreens, and Walmart in the aggregate amount of $192,720.22, for a Substance Use Navigator position in the Fire Department to help improve treatment and access to medication for Opioid Use Disorder in the community, and authorize an additional appropriation for the same.

DISCUSSION:

The opioid crisis has prompted extensive litigation across the U.S., including significant cases in California. Thousands of lawsuits have been filed by various states, counties, cities, and tribes seeking compensation for the damages caused by the opioid epidemic. Almost 80 California counties and cities, including San Bernardino County, have been involved in these legal actions. The lawsuits primarily target opioid manufacturers, distributors, and pharmacies, alleging that their actions contributed to the crisis.

In 2021, major settlements were reached with the three largest pharmaceutical distributors—McKesson, Cardinal Health, and AmerisourceBergen—and the manufacturer Janssen Pharmaceuticals and its parent company, Johnson & Johnson. The City Council of Redlands approved its participation in these settlements and agreed to reallocate its share of the proceeds to San Bernardino County for county-wide opioid remediation programs.

Later, in 2022, additional settlements were reached with other responsible entities contributing to the opoid crisis, including Allergan, CVS, Teva, Walgreens, and Walmart. The total maximum payout agreed upon by all the Settling Defendants exceeds $20 billion, with the payments distributed over a period ranging from 3 to 15 years, depending on the specific terms negotiated with each defendant. Similar to the settlements reached in 2021, these settlements offered local subdivisions, such as cities, an opportunity to participate and receive funds by agreeing to release the defendants from further claims. In April 2023, the City Council approved Resolution No. 8460 to authorize the City of Redlands to participate in the national settlements with the Settling Defendants.

Funds from the California Opioid Settlements are intended to support opioid remediation activities. As defined in the National Opioid Settlement Agreements, opioid remediation is the “care, treatment, and other programs and expenditures designed to (1) address the misuse and abuse of opioid products, (2) treat or mitigate opioid use or related disorders, or (3) mitigate other alleged effects of, including on those injured as a result of, the opioid crisis.” In line with these guidelines, the settlement funds allocated to the City will be used to hire a Substance Use Navigator within the Fire Department to tackle the opioid crisis in our community.

The first round of payments from the settlement agreements were received as of August 2024 as listed below:

Pharmaceutical Company	Amount
Allergan	$23,030.50
CVS	$23,905.03
TEVA	$20,973.58
Walgreens	$26,098.59
Walmart	$98,682.52
TOTAL	**$192,720.22**

The City anticipates receiving additional rounds of payment over the next 3 to 15 years (for a total of $718,305). As mentioned, the settlement funding will be allocated to hire a Substance Use Navigator (SUN) for the Fire Department. A SUN is a specialized care coordinator who enhances access to medication for Opioid Use Disorder (OUD). Typically found in emergency departments or inpatient settings, a SUN helps individuals who have started buprenorphine treatment to continue their addiction recovery through motivation, resources, and support. Their role includes conducting initial assessments, introducing patients to OUD treatment programs and services, acting as a primary coach, and maintaining regular contact with their clients. Additionally, SUNs facilitate access to other essential services, including financial counseling, primary care, mental health support, social services, and residential treatment options. The SUN position is estimated to cost the City roughly $87,000 annually, inclusive of salaries and benefits. The Redlands Fire Department will be the pioneering fire department to implement this role.

ALTERNATIVES:

City Council may choose not to approve the acceptance of National Opioid Settlement funds from the five settling defendants.

STRATEGIC PLAN:

Priority B - Health & Wellness

SUBMITTED BY:
Rich Sessler, Fire Chief

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

REVIEWED BY:
Yvette M. Abich Garcia, City Attorney
Janice McConnell, Assistant City Manager

Danielle Garcia, Management Services/Finance Director

PREPARED BY:
Bruni Reyes, Management Analyst

Fiscal Impact

Fiscal Year: 2024-2025
Revenue Generating: Y
Appropriation Required Y/N: Y
Discussion:

There is no fiscal impact associated with the acceptance of the National Opioid Settlement Funds. This funding will be deposited into the Governmental Grants Fund. The initial amount of $192,720 has already been received, and the City anticipates receiving a total of $718,305 over the next 3 to 15 years. The estimated annual cost of the SUN position is $87,000, inclusive of salaries and benefits. This position would be fully funded by the settlement funds.

Attachments

Additional Appropriation
Draft SUN Job Description

CITY OF REDLANDS
REQUEST FOR ADDITIONAL APPROPRIATION

DATE OF REQUEST: 08/22/2024

FINANCE USE ONLY
TRANSACTION NO:
ACCOUNTING PERIOD:

An additional appropriation is hereby requested as follows:

Department: Fire

EXPENDITURE APPROPRIATION INCREASE (if applicable)				
Account Description	**Orgkey**	**Object Code**	**Job Ledger (If applicable)**	**Amount**
Salaries: Full Time	200250	5001	P250032	192,720.22
				$ 192,720.22 -

REVENUE APPROPRIATION INCREASE (if applicable)				
Account Description	**Orgkey**	**Object Code**	**Job Ledger (If applicable)**	**Amount**
Other Grants	200250	4410	P250032	192,720.22
				$ -

JUSTIFICATION: National Opioids Settlement Funds for Settling Defendants Allergan, CVS, Teva, Walgreens, and Walmart

Requested By: _____
Department Head

Recommended By Finance Director:

Yes _____ No _____ Signed _____

Comments: _____

Recommended: _____
City Manager

Approved by City Council:

Date: _____

Signed: _____
City Clerk

Substance Use Navigator Job Description

SUMMARY:

The Substance Use Navigator is an integral team member that helps patients access evidence-based treatment for Substance Use Disorders (SUD), with a focus on low-threshold access to MAT (Medication for Addiction Treatment) and harm reduction. Conducts outreach and identifies patients. Completes brief initial assessments, introduces patients to MAT programs and services and facilitates appointments at outpatient MAT clinics. Serves as a resource and coach for clients, and advocates for culture change in the hospital. Assists with access to other services, such as mental health services, primary care, social services, financial counseling, behavioral health services, and residential treatment facilities.

Substance Use Navigators (SUNs) work in the clinic, Emergency Department, hospital inpatient settings, and community touch points to recruit both people who use substances and clinicians to positively engage in therapeutic relationships that promote the most effective implementation of medications for treatment of addiction, harm reduction strategies, and psychosocial treatments; SUNs are experts in both medications for addiction treatment and harm reduction and use motivational interviewing, behavioral activation, and strengths-based coaching to promote wellness and reduce harm for people using drugs and alcohol; SUNs will work in a fast-paced, team-oriented setting, collaborating with an interdisciplinary care team to meet patient needs; SUNs become trusted resources for the regional community of people using drugs and the network of clinicians and staff at treatment and social services programs that serve this community; SUNs develop large social networks and cultivate an expectation of availability, flexibility, and dynamic problem solving; SUNS are ambassadors of the Redlands Fire Department promoting friendly, on demand access to the best quality substance use disorder treatment throughout the community.

DUTIES & ESSENTIAL JOB FUNCTIONS: NOTE: Following are the duties performed by employees in this classification. However, employees may perform other related duties at an equivalent level. Not all duties listed are necessarily performed by each individual in the classification.

1. Communicates with staff daily to recruit patients and provide support to staff around Behavioral Health and MAT. Monitors the Fire Department incidents and any applicable systems to screen for eligible patients. Checks-in with ED and inpatient clinicians and nursing staff to screen for eligible patients as necessary. Primary duty is to the Fire Department patients, and can assist with inpatients as well, if time allows, and as determined to be relevant for the hospital. Communicates and interacts with patients in a culturally competent and relatable way.

2. Engages people using drugs in non-judgmental conversation that is friendly, helpful, informative and supports their participation in harm reduction and substance use disorder treatment opportunities. Engagement may occur by phone, text, in the clinic, emergency department, hospital floor or community site.

3. Identifies current primary care provider and behavioral health providers. Works to connect patient with existing MAT treatment available at current primary care provider and/or behavioral health location when available and appropriate, unless patient prefers an alternate MAT treatment location. Identifies or provide options for a primary medical home if not secured. Develops positive working relationships with staff and community SUD agencies.

DRAFT

4. Provides patient education, issues medical director approved medication, and counseling on options for medications for addiction treatment (MAT) including methadone, buprenorphine, suboxone, naltrexone, bupropion, mirtazapine, and gabapentin.

5. Motivate and assist patients to successfully access healthcare, behavioral health, and social resources for their benefit. This includes direct advocacy with pharmacies, insurance companies, residential treatment facilities, medical facilities, and others to best meet the needs of Bridge patients.

6. When in the emergency department and hospital floors, utilizes the electronic medical record and communication with clinicians to proactively screen, identify, and approach patients suspected of struggling with alcohol or substance use; once identified, communicate with Bridge clinicians to develop and initiate medication treatment for substance use disorders and coordinate psychosocial supports.

7. When in the clinic, answers the Substance Use Navigator Warmline voice and text messages to respond to patient needs.

8. Directly schedules clinic visits for patients, motivate attendance, and provide logistical support to complete the visit such as arranging transportation or access via phone.

9. Documents follow-up and field contact patient interactions and status updates in the electronic medical record.

10. Communicates with Bridge practice manager to coordinate daily focus for activity.

11. Provides fire department education (schools, etc.) on substance use and abatement, working alongside other departments.

12. Maintains updated, in-depth knowledge of local and regional SUD treatment programs including capacity, insurance requirements, and additional services provided at local and regional programs (benefits assistance, housing assistance, mental health, primary care, etc.).

13. Assesses and addresses any barriers to attending follow up appointments (transportation, contact phone number, availability for appointment reminders, shelter needs, etc.), establishes patients that may need a primary care doctor. Engages social services and behavioral health to assist with any of these issues as needed.

14. Assists with navigating barriers to patients obtaining buprenorphine and suboxone prescription from pharmacy (insurance status, copay expense, cost differences between formulations, etc.). Routinely assists patients by having the patient and/or pharmacist call from the pharmacy to sort out encountered insurance barriers in real time. Ability to use computer information systems, computer literacy, and knowledge of word processing. Collects data related to number of buprenorphine administrations, prescriptions, referrals to care and outpatient follow up if possible. Engages in trainings to enhance knowledge of MAT.

15. Coordinate with Homeless Coordinator and Behavioral Health Specialist to report and respond throughout the community, as part of a community-based team.

18. Performs other duties as assigned.

MINIMUM QUALIFICATIONS:

Required Education: High School diploma or equivalent

Preferred Education: Associate Degree

DRAFT

Required Experience: One year of direct patient care experience in substance use disorders and harm reduction within the last two years OR current full-time employment of at least three months working as a substance use navigator AND experience supporting initiation and maintenance of buprenorphine and suboxone for treatment of Opioid Use Disorder within the last two years; experience distributing naloxone and training people on overdose recognition and treatment.

Desirable Experience: Personal, lived experience with substance use disorders and recovery.

Any combination of education and experience that would likely provide the required knowledge, skills and abilities as well as possession of any required licenses or certifications is qualifying.

DRAFT

City Council Meeting **I. 6.**

DATE: 10/01/2024

TO: Honorable Mayor and City Council Members

SUBJECT: Approve the Second Amendment to the Professional Services Agreement with Carollo Engineers, Inc. for the Tate Water Treatment Plant Raw Water Influent Pipeline Replacement Project extending the completion time by twelve (12) months to October 18, 2025 (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 approve the Second Amendment to the Professional Services Agreement with Carollo Engineers, Inc.

RECOMMENDATION:

Staff recommends City Council approve the Second Amendment to the Professional Services Agreement with Carollo Engineers, Inc. for the Tate Water Treatment Plant Raw Water Influent Pipeline Replacement Project extending the completion time by twelve (12) months to October 18, 2025.

DISCUSSION:

The City extracts groundwater and receives raw water from two (2) surface water sources for treatment and disinfection to meet drinking water standards prior to distribution through the potable water system. Santa Ana River surface water is received and treated at the Hinckley Water Treatment Plant, and Mill Creek surface water is received and treated at the Tate Water Treatment Plant (Tate). Tate has a potable water treatment capacity of twenty million gallons per day (20 MGD), with average daily production of seven (7) MGD and peak day production of eleven (11) MGD during the peak water use season (July-September). Tate operates in the 2,340' pressure zone and is able to

supply approximately eighty-seven percent (87%) of the City's water service area customers. The Tate facility has been upgraded, and its processes enhanced to improve water supply reliability by allowing State Water Project to be mixed with Mill Creek water for treatment. Brady & Associates, Inc. recently completed a Condition, Structural, and Seismic Assessment of the Tate raw water transmission line and recommended replacement.

The goal of this phase of the Tate Water Treatment Plant Raw Water Influent Pipeline Replacement Project (Project) is to engineer a new raw water influent pipeline from the box structure near the Southern California Edison Power House #1, across Mill Creek, and join existing pipeline valving at the Tate connection point. The Project also serves as a distribution pipeline for Crafton Water Company and the San Bernardino Valley Water Conservation District, and includes valves and flow meters to separately control and measure flows. The Project will likely be constructed in two (2) separate phases in the future and construction documents will be provided for each phase.

On April 19, 2022, City Council approved a Professional Services Agreement with Carollo Engineers, Inc. (Carollo) for this phase of the Project and determined the Project to be exempt from environmental review pursuant to Section 15061(b)(3) of the State's guidelines implementing the California Environmental Quality Act. On October 3, 2023, City Council approved the First Amendment to the Agreement, extending the completion term by twelve (12) months to October 18, 2024. Continued delays coordinating engineering reviews and permitting with outside agencies necessitate an additional twelve (12) month extension to the contract term. If this Second Amendment is approved, the amended completion date will be October 18, 2025. No additional Agreement revisions are proposed.

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
Christopher Boatman, Assistant City Manager
Paul Mariscal, Water Utility Manager

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

Fiscal Impact

Fiscal Year: FY 24/25
Appropriation Required Y/N: N
Budgeted Y/N: Y
Discussion:
There is no fiscal impact associated with this action.

Attachments

Professional Services Agreement Carollo
First Amendment Carollo
Second Amendment Carollo

AGREEMENT TO PERFORM PROFESSIONAL SERVICES

This agreement for the provision of professional engineering services ("Agreement") is made and entered in this 19th day of April, 2022 ("Effective Date"), by and between the City of Redlands, a municipal corporation and general law city ("City") and Carollo Engineers, Inc., a Delaware 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 design and prepare plans and specifications for City for a replacement raw influent pipeline and associated facilities to supply the Tate Water Treatment Plant to be constructed in the future (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 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.

2.3 Consultant shall not be liable to and/or indemnify City and/or any third party related to any inconsistencies between Consultant's data projections and estimates and actual costs and/or quantities realized by City and/or any third party in the future, except to the extent such inaccuracies are caused by Consultant's negligent performance hereunder.

ARTICLE 3 – RESPONSIBILITIES OF CITY

3.1 City designates John R. Harris, Municipal Utilities and 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.

3.2 City shall furnish Consultant available studies, reports and other data pertinent to Consultant's services; obtain or authorize Consultant to obtain or provide additional reports and data as required; furnish to Consultant services of others required for the performance of Consultant's services hereunder, and Consultant shall be entitled to use

and reasonably rely upon all such information and services provided by City or others in performing Consultant's services under this Agreement.

3.3 Documents, including drawings and specifications, prepared by Consultant pursuant to this Agreement are not intended or represented to be suitable for reuse by City or others for this project or on any other project. Any reuse of completed documents or use of partially completed documents without written verification or concurrence by Consultant for the specific purpose intended will be at City's sole risk and without liability or legal exposure to Consultant.

3.4 City shall arrange for access to and make all provisions for Consultant to enter upon public and private property as required for Consultant to perform services hereunder.

ARTICLE 4 – PERFORMANCE OF SERVICES

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

4.2 The term of this Agreement shall be for a period of eighteen (18) months from the Effective Date of this Agreement, 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.

4.4 Consultant is not responsible for damage or delay in performance caused by events beyond the reasonable control of Consultant. In the event Consultant's services are suspended, delayed or interrupted for the convenience of City or delays occur beyond the reasonable control of Consultant, an equitable adjustment in Consultant's time of performance and cost of Consultant's personnel and subcontractors may be made.

ARTICLE 5 – PAYMENTS TO CONSULTANT

5.1 Total compensation for Consultant's performance of the Services shall not exceed the amount of eight hundred thirty five thousand five hundred forty nine dollars ($835,549). City shall pay Consultant on a time and materials basis up to the not to exceed amount in accordance with Exhibit "B," titled "Cost Proposal," which is attached hereto and incorporated herein by reference.

5.2 Consultant shall submit monthly invoices to City describing the Services performed during the preceding month. Consultant's invoices shall include a brief description of the Services performed, the dates the Services were performed, the number of hours spent and by whom, and a description of reimbursable expenses related to the Services. City

shall pay Consultant no later than thirty (30) days after receipt and approval by City of Consultant's invoice.

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

CITY:	CONSULTANT:
John R. Harris, MUED Director	Graham J.G. Juby, Senior Project Manager
City of Redlands	Carollo Engineers, Inc.
35 Cajon Street, Suite 15A	3400 Central Avenue, Suite 205
P.O. Box 3005 (mailing)	Riverside, CA 92506
Redlands, CA 92373	GJGJuby@carollo.com
jharris@cityofredlands.org	Phone: (951) 776-3955
Phone: (909) 798-7658	Fax: (951) 776-4207

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 to the extent caused by any negligent act or omission by, or the willful misconduct of, Consultant, or its officers, employees and agents in performing the Services. In no event shall the cost to defend charged to Consultant exceed Consultant's proportionate percentage of fault.

6.3 Neither party shall be responsible for economic, incidental and/or consequential damages to the other party and/or any third party. Additionally, Consultant shall not be responsible for acts and decisions of third parties, including governmental agencies, other than Consultant's subconsultants, that impact project completion and/or success. Consultant and its subconsultants shall only be liable for any damage caused by negligence related to cleaning activities required to facilitate the CCTV inspection.

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.

8.9 The services to be performed by Consultant are intended solely for the benefit of City. No person or entity not a signatory to this Agreement shall be entitled to rely on Consultant's performance of its services hereunder, and no right to assert a claim against Consultant by assignment of indemnity rights or otherwise shall accrue to a third party as a result of this Agreement or the performance of Consultant's services hereunder.

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

CITY OF REDLANDS

By: _____
Paul T. Barich, Mayor

CAROLLO ENGINEERS, INC.

By: _____
Graham J.G. Juby, Senior Project Manager

ATTEST:

_____
Jeanne Donaldson, City Clerk

By: _____
Eric M. Mills, Client Services Director

EXHIBIT "A"

SCOPE OF SERVICES

[ATTACHED]

CITY OF REDLANDS
MUNICIPAL UTILITIES & ENGINEERING DEPARTMENT

TATE WTP RAW WATER INFLUENT LINE REPLACEMENT PROJECT

CAROLLO ENGINEERS

SCOPE OF WORK

The Tate Water Treatment Plant (WTP) has a potable water treatment design capacity of twenty (20) million gallons per day (MGD), with average daily production of seven (7) MGD and peak day production of eleven (11) MGD during the peak water use season (July – August). This WTP operates in the 2,340' pressure zone. The City has added enhancements to the Tate WTP that provide more water supply reliability by allowing State Water Project water to mixed with Mill Creek water for treatment. Brady & Associates, Inc. (Brady) recently completed a condition, structural, and seismic assessment of the Tate WTP raw water transmission line and recommended a new parallel pipeline to be constructed.

The purpose of this project is to engineer and construct a new influent pipeline from the box structure near Power House No. 1, across Mill Creek Channel and connecting to the Tate WTP connection point identified in the RFP. This project also includes a distribution line to Crafton Water Company with two separate valve and flow meter vaults. The influent pipeline will be constructed in two phases per RFP, Addendum No. 1 requirements. For this reason, we have estimated two separate sets of construction documents (plans, specifications, and cost estimates) will be prepared as part of the final design.

The scope of work detailed below is intended to capture all tasks necessary to allow for preparation of bidding and construction documents for the proposed project. Several optional tasks have also been included for the City to consider.

Task 1 – Project Management and Meetings

It is assumed that the project will take approximately 14-months to complete. This task includes general project management and meetings.

A. Prepare monthly invoices including a Progress Report summarizing work performed for the invoice period, supporting tabulation of hours by date and task for employees working on the project, and supporting expense reports and invoices for reimbursable expenses.
B. Attend monthly 90-minute project meetings with the MUED staff to discuss project progress and any engineering issues that arise. Meetings may be performed remotely. Meeting agendas will be established in collaboration with MUED staff. A total of 8 project meetings has been assumed.

C. Attend six in-person 90-minute design review meetings. In place of a monthly project meeting, attend in-person design review meetings as follows:
    a. Project kickoff meeting,
    b. Pipeline Alternatives meeting,
    c. 30% design review meeting,
    d. 60% design review meeting,
    e. 90% design review meeting,
    f. Final design completion meeting.

Carollo will develop a data needs list that will be submitted to City before or at the kickoff meeting. The list will be updated as the project proceeds identifying data received and data still to be received. Data received from City will be reviewed as needed to provide information for the project.

Meeting agendas will be established in collaboration with MUED staff.

Deliverables: Meeting Agendas, Meeting Notes, Presentation Materials, Monthly Invoices, Monthly Progress Reports, Date Needs List in electronic format. List will be updated regularly as needed.

Task 2 – Pipeline Alternatives Evaluation

Carollo will review the Brady assessment and recommendations and conduct additional research and site investigations necessary to evaluate up to three separate pipeline alignments and the construction alternatives listed below to replace the Tate WTP raw water transmission line, including associated valves, control and metering systems (including SCADA), and plumbing systems. It has been assumed that no additional assessment of the existing transmission line is necessary. An important component of this project is the addition of equipment necessary to connect to, and meter, water delivered to Crafton Water Company and to the San Bernardino Valley Water Conservation District. Carollo will evaluate up to three pipeline alternatives, including both trenched and trenchless construction alternatives. Carollo will provide a list of pros and cons for various replacement construction alternatives, including:

1. Construction of a replacement transmission line with the same diameter or larger, and along the same alignment;

2. Construction of a replacement transmission line with the same diameters evaluated for Alternative 1, along a modified alignment to the west of the existing line;

3. Construction of a replacement transmission line with the same diameters considered for Alternatives 1 and 2, along a modified alignment to the east of the existing line.

4. Rehabilitation of the existing transmission line, and construction of a redundant transmission line (side-by-side and along a new alignment).

A. Carollo will provide conceptual land acquisition (if necessary) and construction cost estimates, including site civil work, access roads, fencing, piping, and control systems, and other associated temporary and permanent construction elements for each of the replacement construction alternatives. At the conclusion of Task 2, the City staff will select a preferred construction alternative and alignment. Carollo will prepare Technical Memorandum (TM) No. 1 that will be the basis for selection of the preferred alternative and which will consider the following minimum items:

   a. **Condition Assessment/Rehabilitation.** Review the Brady condition assessment report. It has been assumed that additional interior, or exterior condition assessment work will not be required. Should such additional work be determined as being needed in order to complete the design, then this will be discussed separately with the City and a suitable approach identified.

   b. **Material Types.** Evaluate various construction material types to rehabilitate and/or replace the raw water transmission line.

   c. **Hydraulics.** Evaluate the hydraulic implications of various pipe configurations (e.g., single line, redundant line, control systems, pumping needs, piping schematics, etc.).

   d. **Water Quality.** Identify implications of water quality on various pipe configurations and material types.

   e. **Foundations.** At a planning level, identify typical pipe support foundation alternatives, casing pipe needs, and identify any slope-stability concerns, all as appropriate.

   f. **Regulatory Constraints.** Research and identify any regulatory constraints (e.g., SWRCB, USACE, DDW, Air Quality Management Division, Caltrans etc.) that may have implications on the foundation and/or pipe location, material type, or geometry. Research and identify necessary construction permitting and the level of CEQA evaluation and documentation necessary for each alternative. Prepare a table and schedule to indicate the anticipated permit requirements and timeline anticipated for obtaining each permit.

B. Evaluate life cycle costs (as net present and annual worth) for alternatives under consideration. This shall include the initial capital investment as well as anticipated maintenance and replacement costs.

C. Present results of the alternatives evaluation to MUED staff for selection of the preferred alternative. The alternative evaluation will be presented as part of TM-1. Figures, photographs, and estimate tables accompanied by a meeting/presentation materials will be included as an Appendix to TM-1.

After receiving the City's comments on the draft TM-1, Carollo will prepare and submit a final version of TM-1 which will be used as the basis for the design phase.

Deliverables: Draft and Final versions of TM-1 and supporting exhibits in electronic format.

Task 3 - Site Survey and Basemap Preparation

Carollo will sub-contract with a surveyor to conduct the following work:

A. Perform a site survey within the project area for existing surface features, topography, and utilities as necessary for engineering. Utility data shall be obtained by performing 811 utility locates and will likely require follow up with individual utility companies who fail to locate their lines. City will provide existing shapefiles for water, sewer, and storm utilities to supplement field surveys.
B. Perform field surveys as necessary to establish property boundaries and easements adjoining the project site.
C. Perform the potholing of existing utilities where necessary to collect data for design (e.g., elevations at critical crossings or where potential for conflict exists). Survey the locations of exposed utilities.
D. Coordinate jet-tracing of any gravity utility lines that require tracing and survey the marked locations. The actual jet-tracing will be performed by the City.
E. Establish local survey control within the project area and place survey control monuments as necessary along the project alignment. Monuments shall be a #5 set rebar at least four feet (4') deep with an aluminum cap.
F. Prepare an AutoCAD basemap of the project for use in subsequent planning, design, and plan preparation.

Deliverables: AutoCAD basemap of the site for use in subsequent planning, design, and plan preparation.

Task 4 - Geotechnical Investigations

Carollo will sub-contract with a geotechnical consultant to conduct the following work:

A. Perform geotechnical borings and laboratory analyses as necessary to engineer the proposed pipe foundations and site improvements.
B. Perform soil analyses to determine the corrosion potential along the pipeline alignment and develop a cathodic protection system as necessary based on the analyses results.
C. Perform slope-stability studies as necessary to aid in final siting of the pipe and foundations, and identify any special considerations required to maintain stability of the areas and avoid compromising the pipe and foundations or associated improvements.
D. Prepare a geotechnical report summarizing the methods, findings, and recommendations resulting from the geotechnical investigations.

Deliverables: Draft and Final versions of a Geotechnical Report in electronic format.

Task 5 - Final Engineering

A. Carollo will perform the final engineering of the preferred alternative to include the raw water transmission line, foundations, control structures, instrumentation, manholes and vaults, and any other elements necessary to bring the system into service. Final engineering will include provisions for connections to existing Tate WTP system piping.

B. Engineer site improvements within the project areas to include site grading, drainage, perimeter fencing, and access roadways. Given the small scale of the project (less than 1 acre of additional impervious area created), it is anticipated that stormwater detention and permanent water quality BMPs are not required.

C. Coordinate with dry utility companies (gas, power, communications, etc.) to relocate any existing utilities in conflict with the proposed improvements. The actual relocation designs will be performed by the utility owners and billed to City.

D. Coordinate Engineering with outside agencies based on the findings in TM-01 (i.e., San Bernardino County Flood Control District, USACE, RWQCB, FEMA, etc.) to include permitting, design reviews, specification reviews, etc. Actual permitting fees will be paid by City.

E. Engineer erosion control plans indicating erosion control minimums to be implemented by the Contractors. A detailed SWPPP is outside of the scope of work and will be prepared by the Contractors.

Construction Documents

A. Prepare suitable-for-construction engineering drawings for the project to include, but not be limited to, the following:
    a. Title Sheet
    b. General Notes Sheet
    c. Existing Conditions Sheet (with identification of available project access and staging areas)
    d. Survey Control Sheet
    e. Erosion Control Plan
    f. Removal/Demolition Plans
    g. Pipe Plans (including foundations, piping, plans and profiles)
    h. Connection Piping Details
    i. Control System Plans
    j. Utility/Power Plans (as necessary)
    k. Utility Relocation Plans
    l. Site Grading and Drainage Plans
    m. Site Security Plans (perimeter fencing and access gates)
    n. Detail Sheets (as necessary)
    o. Site Restoration Plans

p. Additional plan sheets necessary to create a plan set suitable for bidding and construction

B. Prepare detailed specifications for project construction.

C. Plans and specifications shall be submitted to the City for review and comment at the 30%, 60%, 90%, and final design completion level.

D. Using a bid form prepared in collaboration with City, prepare a summary of quantities for the final design.

E. Prepare an engineer's opinion of probable construction cost at the 30%, 60%, 90%, and final design completion levels.

Task 5.1 – 30% Design

A preliminary drawing list that includes the anticipated 100% submittal drawing list is included in Attachment A. This attachment includes a separate preliminary list of drawings for Phase 1 and Phase 2. This list of drawings may be adjusted based on the findings of Task 2 described above. The drawings will be prepared in the current Carollo version of Bentley's Microstation or Revit and converted to AutoCAD files, and the specifications will be prepared in the current Carollo version of Microsoft Word in the 17-Division format. Project will use the City Front-End Specifications (Division 0), which will be provided by the City. Division 1 and the other technical specifications will be provided by Carollo.

The 30% submittal drawings will include sufficient early development to display the basic format of the plan set for each of the disciplines required to complete the work. The submittal will include the basic organization sheets, sufficient detail to show the basic layout of facilities, process instrumentation and control diagrams, SCADA Block Diagram, and single line power diagrams, as needed. The plans will provide specific horizontal and vertical control for all proposed underground facilities.

The specifications will include a summary Table of Contents for all specifications anticipated for the project. Specifications included at this point will still include marked-up sections, for further development.

After review of the 30% submittal by City, a design review meeting will be held with City to review and discuss their comments. The City's comments on the 30% drawings will be incorporated into the 60% design submittal.

Preliminary Construction Cost Estimate - A preliminary construction cost estimate will be prepared and included as part of the 30% Submittal. A separate construction cost estimate will be provided for Phase 1 and Phase 2.

Deliverables: 30% Design Package that includes selected drawings to approximately 30% level of completion for Phases 1 and 2 and Technical Specifications Table of Contents, and opinion of probable construction cost, all as a pdf set of the drawings and specifications files.

Task 6.2 – Final Design

Following receipt of the City's comments on the 30% Design Submittal, Carollo will advance the design to approximately 60%. Provide a 60% Design Submittal to the City that now includes all drawing sheets anticipated in the two Bid Sets, and all specifications, although some may still need to be finalized. With the 60% submittal include an updated construction cost estimate for both Phases of the project.

After the City's review period, Carollo will meet with City to receive comments and feedback on the plans and specifications in a design review meeting.

Following receipt of the City's comments on the 60% Design Submittal, Carollo will advance the design to 90%. Carollo will provide a 90% Design Submittal to the City that now includes a complete set of drawing sheets and all specifications separated into Phase 1 and Phase 2 packages. In parallel with the City's review of the 90% submittal, conduct an in-house QA/QC check of the plans and specifications.

After the City's review period, Carollo will meet with City to receive comments and feedback on the plans and specifications.

Following receipt of the City's comments on the 90% Design Submittal, and comments from Carollo's in-house checking team, Carollo will advance the design to 100% incorporating all comments. Carollo will provide a 100% Design Submittal to the City that now includes a complete set of all drawing sheets and all specifications for both Phase 1 and Phase 2 packages. Together with 100% submittal, submit the final Engineer's Opinion of Probable Construction Cost.

Using a bid form prepared in collaboration with City, Carollo will prepare a summary of quantities for the final design and submit those with the 100% Submittal.

Carollo will incorporate any final comments into the documents and prepare and submit the two Bid Set packages for Phase 1 and Phase 2.

Deliverables: 60%, 90% and 100% Design Drawings and Specifications all in PDF format. Bid Set Drawings and Specifications packages for Phase 1 and Phase 2 will be prepared as print-ready full-sized drawings (1 set) and a pdf set of the drawings in full-size and half-size; One set of master specifications on both 8 1/2"x11" paper unbound and in digital form. All deliverables will be in two separate packages for Phase 1 and Phase 2 work.

ADDITIONAL OPTIONAL TASKS

We have included several optional tasks for the City to consider in case they become needed. These tasks are:

Task 6 – Potholing: We have included a budgetary item due to unknown number of utilities.

Task 7 – Title report and easement legal descriptions: We have included a budgetary item based on an assumed number of five due to the unknown number of easements that may be required.

Task 8 – Trenchless Installation Evaluation and Report: If trenchless installation of the pipeline under Mill Creek Channel is selected, we will request Brierley and Associates, our tunneling subconsultant, to evaluate and recommend the tunneling method to be used.

Task 9 – Additional Geotechnical Investigations if needed.

ASSUMPTIONS

The Scope of Work developed above and the associated labor hour effort to complete the work was based on the following assumptions:

1. The duration of the project design will be approximately 14 months from receipt of the Notice to Proceed.
2. No additional conditional assessment of the existing Tate WTP raw water transmission line will be needed.
3. Scour analysis of Mill Creek Channel is not included. We understand that a scour analysis is available from SBCFCD.
4. Traffic control plans are not included. The City will provide traffic control plans for inclusion.
5. City will provide the following services as needed during the project:
    a. Provide potholing and/or jet-tracing of any utilities with uncertain locations. We have included a budgetary item under Optional Task 7 for $20,000 for potholing;
    b. Provide plan reviews of intermediate submittals in a timely manner (assumed to be 2-weeks);
    c. Provide bid documents to prospective bidders (including printing and the bid form template) and bid the projects;
    d. Provide cost data from recent projects for use in preparation of engineer's cost estimates;
    e. Pay for costs associated with dry utility company (gas, power, communication) design fees.
    f. Apply for and pay the fees associated with obtaining permits.
6. Costs incurred by the utility companies for their design work will be paid for directly by the City.
7. The bidding documents will use City's Front End (Division 0). The City will provide the latest version of the their Front End to Carollo for review and co-ordination with the rest of the technical specifications.

8. A detailed SWPPP is outside of the scope of work and will be prepared by the Contractor.
9. Printing of Bid Sets for Bidding will be provided by City as needed.
10. Bid services are not included in the Scope of Work.
11. Public Outreach will be provided by City.

Attachment A includes a preliminary List of Drawings for Phase 1 and Phase 2 design. Total sheet count is 58.

Attachment A
Preliminary List of Drawings – Phase 1

SHEET No.	Drawing Title	No. of Drawings
	GENERAL	**4**
G-1	COVER SHEET, VICINITY, AND LOCATION MAP	1
G-2	DRAWING INDEX	1
G-3	LEGEND, SYMBOLS, AND ABBREVIATIONS	1
G-4	KEY PLAN, STAGING AREA, AND SURVEY CONTROL DATA	1
	CIVIL	**7**
GC-1	GENERAL CIVIL NOTES, LEGEND, AND SYMBOLS	1
GC-2	CIVIL STANDARD DETAILS 1	1
GC-3	CIVIL STANDARD DETAILS 2	1
C-1	TRANSMISSION PIPELINE PLAN AND PROFILE - 1	1
C-2	TRANSMISSION PIPELINE PLAN AND PROFILE - 2	1
C-3	BOX STRUCTURE SITE PLAN, SECTIONS, AND DETAILS	1
C-4	MILL CREEK CHANNEL CROSSING DETAILS	1
	STRUCTURAL	**5**
GS-1	GENERAL STRUCTURAL NOTES	1
GS-2	STANDARD STRUCTURAL DETAILS - 1	1
GS-3	STANDARD STRUCTURAL DETAILS - 2	1
S-1	BOX STRUTURE REPLACEMENT PLAN	1
S-2	BOX STRUTURE REPLACEMENT SECTIONS AND DETAILS	1
	Total Number of Drawings	**16**

Attachment A
Preliminary List of Drawings – Phase 2

SHEET No.	Drawing Title	No. of Drawings
	GENERAL	**4**
G-1	COVER SHEET, VICINITY, AND LOCATION MAP	1
G-2	DRAWING INDEX	1
G-3	LEGEND, SYMBOLS, AND ABBREVIATIONS	1
G-4	OVERALL SITE PLAN	1
	CIVIL	**12**
GC-1	GENERAL CIVIL NOTES, LEGEND, AND SYMBOLS	1
GC-2	STANDRD CIVIL DETAILS – 1	1
GC-3	STANDRD CIVIL DETAILS – 2	1
C-1	TRANSMISSION PIPELINE PLAN AND PROFILE - 1	1
C-2	TRANSMISSION PIPELINE PLAN AND PROFILE - 2	1
C-3	TRANSMISSION PIPELINE PLAN AND PROFILE - 3	1
C-4	CRAFTON TRANSMISSION PIPELINE PLAN AND PROFILE - 4	1
C-5	VALVE VAULT/FLOWMETER VAULT PLANS	1
C-6	VALVE VAULT/METER VAULT SECTIONS	1
C-7	CRAFTON VALVE/FLOWMETER VAULT PLANS	1
C-8	CRAFTON VALVE/FLOWMETER VAULT SECTIONS	1
C-9	MISCELLANEOUS PIPELINE CONNECTION DETAILS	1
	STRUCTURAL	**6**
GS-1	GENERAL STRUCTURAL NOTES	1
GS-2	STANDARD STRUCTURAL DETAILS - 1	1
GS-3	STANDARD STRUCTURAL DETAILS - 2	1
S-1	VALVE/FLOWMETER VAULT PLANS AND SECTIONS	1
S-2	CRAFTON VALVE/FLOWMETER VAULT PLANS AND SECTIONS	1
S-3	STRUCURAL DETAILS	1
	MECHANICAL	**5**
GM-1	MECHANICAL GENERAL NOTES	1
GM-2	STANDARD MECHANICAL DETAILS – 1	1

SHEET No.	Drawing Title	No. of Drawings
M-1	VALVE/FLOWMETER PLAN AND SECTION	1
M-2	CRAFTON VALVE/FLOWMETER PLAN AND SECTION	1
M-3	MISCELLANEOUS MECHANICAL DETAILS	1
	ELECTRICAL	**9**
GE-1	ELECTRICAL LEGEND	1
GE-2	ELECTRICAL GENERAL NOTES	1
GE-3	TYPICAL ELECTRICAL DETAILS - 1	1
GE-4	TYPICAL ELECTRICAL DETAILS - 2	1
E-1	ELECTRICAL SITE PLAN	1
E-2	VALVE/FLOWMETER ELECTRICAL PLAN	1
E-3	CRAFTON VALVE/FLOWMETER ELECTRICAL PLAN	1
E-4	POWER AND CONTROL RISERS	1
E-5	SCHEDULES AND SCHEMATICS	1
	INSTRUMENTATION	**6**
GN-1	PROCESS AND INSTRUMENTATION LEGEND - 1	1
GN-2	PROCESS AND INSTRUMENTATION LEGEND - 2	1
GN-3	TYPICAL INSTRUMENTATION DETAILS - 1	1
GN-4	TYPICAL INSTRUMENTATION DETAILS - 2	1
N-1	BLOCK DIAGRAM	1
N-2	P&ID	1
	Total Number of Drawings	**42**

EXHIBIT "B"

COST PROPOSAL

[ATTACHED]

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.

CAROLLO ENGINEERING, INC.

By: _____ Date: Apr 13, 2022

Graham J.G. Juby, Senior Project Manager

Carollo Engineers Agreement.PS-1.1.FY21-0090

Final Audit Report 2022-04-13

Created:	2022-04-13
By:	Eric M. Mills (emills@carollo.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA-v884IAko8L1MDkJJu0GDVrUigOOPfWa

"Carollo Engineers Agreement.PS-1.1.FY21-0090" History

Document created by Eric M. Mills (emills@carollo.com)
2022-04-13 - 2:32:36 PM GMT- IP address: 24.205.114.11

Document e-signed by Eric M. Mills (emills@carollo.com)
Signature Date: 2022-04-13 - 2:37:03 PM GMT - Time Source: server- IP address: 24.205.114.11

Document emailed to Graham Juby (gjgjuby@carollo.com) for signature
2022-04-13 - 2:37:05 PM GMT

Email viewed by Graham Juby (gjgjuby@carollo.com)
2022-04-13 - 3:25:58 PM GMT- IP address: 68.111.94.245

Document e-signed by Graham Juby (gjgjuby@carollo.com)
Signature Date: 2022-04-13 - 3:28:27 PM GMT - Time Source: server- IP address: 68.111.94.245

Agreement completed.
2022-04-13 - 3:28:27 PM GMT

CITY OF REDLANDS

Carollo Fee Estimate

Tate Water Treatment Plant Raw Water Influent Line Engineering Project

Task No.	TASK DESCRIPTION	Senior Professional	Project Manager	Lead Professional QA/QC	Project Professional	Professional	Assistant Professional	CAD Technician	Office Support	TOTAL HOURS	LABOR COST	Project Equipment and Communication Expense [PECE] ($13.00 per labor hour)	OTHER DIRECT COSTS	Subconsultants	Markup on ODCs and Subconsultants	TOTAL PROJECT FEE
	Hourly Billing Rate	$288	$265	$265	$245	$220	$180	$144	$120							
1.0	**PROJECT MANAGEMENT AND MEETINGS**	**28**	**62**	**38**	**68**	**0**	**0**	**0**	**14**	**210**	**$ 52,904**	**$ 2,730**	**$ 900**	**$ -**	**$ 90**	**$ 56,624**
A	Monthly invoices and progress reporting		8		14				4	26	$ 6,030	$ 338	$ 200		$ 20	$ 6,588
B	Attend monthly meetings (assume 12 meetings, 90 minutes each)	14	24	18	24				4	84	$ 21,522	$ 1,092	$ 200		$ 20	$ 22,834
C	Attend in-person review meetings at 30%, 60%, 90%, and 100% design level (assume 6 meetings)	14	30	20	30				6	100	$ 25,352	$ 1,300	$ 500		$ 50	$ 27,202
D	Quality Assurance and Quality Control (Built into Task 5.0-D)									0	$ -	$ -			$ -	$ -
2.0	**ALTERNATIVE EVALUATIONS**	**12**	**58**	**66**	**108**	**88**	**0**	**66**	**18**	**416**	**$ 93,800**	**$ 5,408**	**$ 1,500**	**$ -**	**$ 150**	**$ 100,858**
A	Review existing condition assessment report and other related documents	2	8	8	8			8	2	36	$ 8,168	$ 468			$ -	$ 8,636
B	Evaluation of trenched and trenchless pipe installation methods	2	8	16	12			8	1	47	$ 11,148	$ 611	$ 500		$ 50	$ 12,309
C	Evaluate feasibility of alternatives including life-cycles costs	1	8	8	8			8	2	35	$ 7,880	$ 455			$ -	$ 8,335
D	Hydraulics	1	4	4	12	40		4	1	66	$ 14,844	$ 858	$ 500		$ 50	$ 16,252
E	Water Quality		2	2	4				1	9	$ 2,160	$ 117			$ -	$ 2,277
F	Foundations		4	8	8			8	1	29	$ 6,412	$ 377			$ -	$ 6,789
G	Regulatory constraints	2	8	4	16	24			2	56	$ 13,196	$ 728			$ -	$ 13,924
H	Prepare Technical Memorandum No. 1 and presentation for pipeline alternatives (TM-01)	4	16	16	40	24		30	8	138	$ 29,992	$ 1,794	$ 500		$ 50	$ 32,336
3.0	**SITE SURVEY AND BASE MAP**	**1**	**6**	**0**	**6**	**0**	**0**	**22**	**2**	**37**	**$ 6,756**	**$ 481**	**$ -**	**$ 44,950**	**$ 4,495**	**$ 56,682**
A	Prepare a site survey	1	2		2			8	2	15	$ 2,700	$ 195		$ 44,950	$ 4,495	$ 52,340
B	Prepare field survey to establish boundaries		2		2			2		6	$ 1,308	$ 78			$ -	$ 1,386
C	Potholing of existing utilities including surveys of potholes (see Optional Task 8)									0	$ -	$ -			$ -	$ -
D	Jet tracing of gravity utilities including survey (Jet Tracing will be performed by the City if needed)									0	$ -	$ -			$ -	$ -
E	Establish local survey monuments (at least 3 survey control monuments)		2		2			4		8	$ 1,596	$ 104			$ -	$ 1,700
F	Prepare an AutoCAD base map for use in planning and design							8		8	$ 1,152	$ 104			$ -	$ 1,256
4.0	**GEOTECHNICAL INVESTIGATIONS**	**1**	**2**	**4**	**4**	**0**	**0**	**0**	**1**	**12**	**$ 2,978**	**$ 156**	**$ -**	**$ 59,933**	**$ 5,993**	**$ 69,060**
A	Perform geotechnical investigations, borings, slope stability, and report	1	2	4	4				1	12	$ 2,978	$ 156		$ 59,933	$ 5,993	$ 69,060
5.0	**FINAL ENGINEERING (Phase 1 and 2)**	**10**	**216**	**248**	**292**	**232**	**212**	**972**	**100**	**2,282**	**$ 438,548**	**$ 29,666**	**$ 3,500**	**$ -**	**$ 350**	**$ 472,064**
A	Prepare Final design plans, specifications and construction cost estimates (30% design level)	2	80	40	80	80	80	300	20	682	$ 129,576	$ 8,866	$ 1,000		$ 100	$ 139,542
B	Prepare Final design plans, specifications and construction cost estimates (60% design level)	2	60	60	80	80	80	300	20	682	$ 129,576	$ 8,866	$ 1,000		$ 100	$ 139,542
C	Prepare Final design plans, specifications and construction cost estimates (90% design level)	2	60	60	80	60	40	300	20	622	$ 117,976	$ 8,086	$ 1,000		$ 100	$ 127,162
D	Internal Check of Plans and Specs (QA/QC)	2	4	80	24			12	4	126	$ 30,924	$ 1,638			$ -	$ 32,562
E	Prepare Final design plans, specifications and construction cost estimates (100% final)	2	8	8	24	12		40	24	118	$ 21,976	$ 1,534	$ 500		$ 50	$ 24,060
F	Prepare Separate Bid Sets (Phase 1 and Phase 2)		4		4		12	20	12	52	$ 8,520	$ 676			$ -	$ 9,196
	TOTAL FOR ALL TASKS (TASKS 1-5)	**52**	**344**	**356**	**478**	**320**	**212**	**1,060**	**135**	**2,957**	**$ 594,986**	**$ 38,441**	**$ 5,900**	**$ 104,883**	**$ 11,078**	**$ 755,288**
	ADDITIONAL OPTIONAL TASKS															
6.0	Potholing if needed (budgetary number due to unknown number of utilities)		2	2				8	1	13	$ 2,332	$ 169		$ 20,000	$ 2,000	$ 24,501
7.0	Title Report and Easement Legal Description (assume 5@$3,500 each)		2	2	2	0	0	8	1	15	$ 2,822	$ 195	$ -	$ 17,500	$ 1,750	$ 22,267
8.0	Trenchless Installation Evaluation and Report by Brierley (if trenchless option is selected)		2	2	8			8	1	21	$ 4,292	$ 273		$ 25,000	$ 2,500	$ 32,065
9.0	Additional Geotechnical Investigations/Trenching (if needed)		2		2			2	1	7	$ 1,428	$ 84		$ 8,235	$ 824	$ 10,571
	TOTAL OPTIONAL TASKS (TASKS 6-10)	**0**	**8**	**6**	**12**	**0**	**0**	**26**	**4**	**56**	**$ 10,874**	**$ 637**	**$ -**	**$ 62,500**	**$ 6,250**	**$ 80,261**
	TOTAL INCLUDING OPTIONAL TASKS (TASKS 1-9)	**52**	**352**	**362**	**490**	**320**	**212**	**1,086**	**139**	**3,013**	**$ 605,860**	**$ 39,078**	**$ 5,900**	**$ 167,383**	**$ 17,328**	**$ 835,549**

FIRST AMENDMENT TO AGREEMENT TO PERFORM PROFESSIONAL SERVICES

This first amendment ("First Amendment") to the agreement for Engineering services related to the Tate Water Treatment Plant Raw Water Influent Pipeline Replacement Project dated April 19, 2022 ("Agreement"), by and between the City of Redlands, a municipal corporation ("City"), and Carollo Engineers, Inc. ("Consultant"), is made and entered into this 3rd day of October, 2023.

RECITALS

WHEREAS, it is the desire of the City and Consultant to amend their existing Agreement, specifically to extend the contract term by twelve (12) months to October 18, 2024.

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

AMENDMENT

Section 1. Section 4.2 of Article 4 ("Performance of Services") of the Agreement, is hereby amended to read as follows:

"4.2 The term of this Agreement shall be for a period of thirty (30) months commencing as of the Effective Date, unless terminated earlier as provided herein."

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 October 3, 2023.

CITY OF REDLANDS

Eddie Tejeda, Mayor

Carollo Engineers, Inc.

By: _____

Graham J.G. Juby, Senior Project Manager

ATTEST:

Jeanne Donaldson, City Clerk

SECOND AMENDMENT TO AGREEMENT TO PERFORM PROFESSIONAL SERVICES

This second amendment ("Second Amendment") to the agreement for Engineering services related to the Tate Water Treatment Plant Raw Water Influent Pipeline Replacement Project dated April 19, 2022 ("Agreement"), by and between the City of Redlands, a municipal corporation ("City"), and Carollo Engineers, Inc., a Delaware corporation ("Consultant"), is made and entered into this 1st day of October, 2024.

RECITALS

WHEREAS, it is the desire of the City and Consultant to amend their existing Agreement, specifically to extend the contract term by twelve (12) months to October 18, 2025.

NOW, THEREFORE, City and Consultant agree as follows:

AGREEMENT

Section 1. Section 4.2 of Article 4 ("Performance of Services") of the Agreement, entitled is hereby amended to read as follows:

"4.2 The term of this Agreement shall be for a period of forty-two (42) months commencing as of the Effective Date, unless terminated earlier as provided herein."

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

IN WITNESS WHEREOF, the parties have executed this Second Amendment, to be effective as of October 1, 2024.

CITY OF REDLANDS

_____
Eddie Tejeda, Mayor

CAROLLO ENGINEERS, INC.

By: _____
Graham J.G. Juby, Senior Project Manager

ATTEST:

_____
Jeanne Donaldson, City Clerk

City Council Meeting **I. 7.**

DATE: 10/01/2024

TO: Honorable Mayor and City Council Members

SUBJECT: Approve the request to temporarily close San Bernardino Avenue for the Revel Big Bear Marathon event hosted by the Brooksee Foundation on November 16, 2024; authorize the request for the sale and consumption of alcoholic beverages, and determine that the approval of the request is exempt from environmental review pursuant to Section 15311 of the state's guidelines implementing the California Environmental Quality Act (Facilities and Community Services Director Crocker)

MOTION(S):

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

1. I move that the City Council determine that the 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
2. I move that the City Council approve the request for the temporary street closure of San Bernardino Avenue and the sale and consumption of alcoholic beverages related to the event.

RECOMMENDATION:

Staff recommends that City Council approve the temporary street closure of San Bernardino Avenue from Dearborn Street to Wabash Avenue on November 16, 2024 for the Revel Big Bear Marathon event. Staff further recommends that the City Council provide staff direction regarding the request for the sale and consumption of alcoholic beverages and determine that approval of the request is exempt from environmental review pursuant to Section 15311 of the state's guidelines implementing the California Environmental Quality Act (CEQA).

DISCUSSION:

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

The Brooksee Foundation, in partnership with Revel Races, will be hosting the Big Bear Marathon/Half-Marathon on November 16, 2024. The marathon and half-marathon begins in Angelus Oaks and ends in Redlands along San Bernardino Avenue adjacent to the Redlands Sports Park. The Brooksee Foundation is requesting to temporarily close San Bernardino Avenue from Wabash Avenue to Dearborn Street for the event and permission to sell and consume alcoholic beverages at the event. The Brooksee Foundation serves one beer to each race participant as a courtesy, and gives the option to purchase additional beer for the participants only. The serving and selling of alcohol at the event is scheduled on November 16, 2024, and will end no later than 1:00 p.m. In order to accommodate the set-up for the event, Brooksee Foundation is requesting the closure of San Bernardino Avenue between Dearborn Street and Wabash Street on November 15, 2024, from 8:00 a.m. The closure will remain in place throughout the duration of the event. The event road closure will be removed by 5:00 p.m. on November 16, 2024.

City council approved the same request on October 17, 2023, for the event taking place on November 18, 2023. According to the application submitted, in addition to providing unforgettable experiences for their runners, REVEL races also deliver value to the communities who graciously host their events. Each REVEL race brings significant financial benefits to local economies, provides an opportunity for communities to brand themselves, and creates a healthier and more fitness-friendly community. They anticipate approximately 3,200 attendees. Additionally, proceeds from each REVEL runner's entry fee are donated to local nonprofit groups geared towards health and environmental causes.

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

designed for public use.

ALTERNATIVES:

The City Council may elect to deny the event, commercial activity, or temporary street closure.

STRATEGIC PLAN:

Priority A - Quality of Life, Strategic Objective 1. Beautification, Arts and Culture.

SUBMITTED BY:

Tabitha Crocker, Facilities and Community Services Department Director

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

PREPARED BY:
Jaclyn Ramirez, Administrative Assistant II

Fiscal Impact

Fiscal Year:	FY 2024/25
Revenue Generating:	No
Appropriation Required Y/N:	N
Budgeted Y/N:	N
Discussion:	

Pursuant upon the applicant paying all required fees and costs associated with police personnel, there is no fiscal impact associated with the approval of this event.

Attachments

Special Event Packet
Exhibit A
Event Map
Event Flyer
Proof of Non-Profit
ABC Permit
Street Closure Form

City of Redlands
35 Cajon Street, Ste. 222
Redlands, CA 92373
(909) 798-7655 ext 3

SPECIAL EVENTS PERMIT APPLICATION

EVENT: Revel Big Bear Marathon

ORGANIZER: Brooksee

Date of Event: 11 / 16 / 2024

Date Submitted: 08 / 02 / 2024







NOTICE TO PERMIT APPLICANT

- Completed Special Event Permit Applications **must** be submitted to the Facilities & Community Services Department a **minimum of four (4) months prior** to the date the event is scheduled to begin.
- All forms in this application package that are relevant to your event must be complete and submitted together in order to be considered.
- Applicants must conform to all requirements for maintaining liability insurance.
- Incomplete applications or applications submitted past the deadline are subject to denial of request to hold event.

APPLICATION PROCESS

STEP 1 – Review Application Packet
The Special Events Application Packet has been designed to assist event organizers and will help with the development of event plans that comply with local codes, laws, policies and regulations governing activities associated with the production and management of special events. By applying to schedule a special event, you and your representatives agree you have the sole responsibility at all times to be knowledgeable about, fully understand, and to meet or exceed all local and state codes, laws, policies, and regulations associated with the proposed event and its related activities.

STEP 2 – Assess Venue
As an event organizer it is your responsibility to assess the venue, anticipated attendees, and event components of your proposed event prior to submitting the applications for the various permits. It is important to develop management strategies that ensure the safety of your guests, citizens, and the surrounding environment affected by your event.

STEP 3 – Submit Application
The City of Redlands requires permit applications to be submitted no later than ninety (90) days prior to the actual date of your event and allows applications to be submitted as early as six (6) months before the event date. At the sole discretion of the City of Redlands, you may be authorized to submit written amendments to your initial permit application due to unique or changing circumstances related to the event. Amendments to your permit application must be submitted to the One Stop Permit Center no later than 14 days prior to your event.

All Applications Must Be Complete. The City of Redlands is not required to act upon an incomplete permit application. A permit application will not be approved or denied and you will not have requested venues reserved or held if you have not provided the required information. It is therefore important to provide all required information and documentation in a timely and complete manner. For an application to be considered complete, applicants must submit the following minimum information required in sufficient detail that the material can be understood and assessed: (there is a checklist form on page 13 to aid in the process).

- Special Events Permit Application with Site Plan
- Street Closure Permit with Route Map – if applicable
- Barricade Rental Form – if Street Closures requested
- Request to Serve Alcohol Permit form with Site Plan – if applicable
- Submit all required Certificates of Liability Insurance

STEP 4 – Review Process
After submitting your complete application and forms, your application will be reviewed by those departments involved with your requests in which fees and deposits will be determined. Departments may place conditions on your event, for example, solid waste requirements or specific parking plans.

STEP 5 – Submit Fees and Finalize Details
Once a Special Event Packet has been reviewed and approved; fees are due. A Coordination Meeting will be scheduled approximately two weeks prior to the event consisting of the Event Organizer(s) and representatives from supporting departments to settle/confirm final details.

SUMMARY OF EVENT

Event Title Revel Big Bear Marathon

Description Marathon will start at Greyback Amphitheater and run down Hwy 38 and into the City of Redlands and end at Redlands Sports Complex. The Half Marathon will start on the Valley of the Falls Dr. approximately 1/2 mile up from the intersection of Hwy 38 and Valley of the Falls Dr. and join the marathon on Hwy 38.

Date/Time

Setup	Date 11/15/2024	Time 8am - 10pm	Location(s) E. San Bernardino Ave
Event Starts	Date 11/16/2024	Time 6am	Location(s) E. San Bernardino Ave
Event Ends	Date 11/16/2024	Time 1pm	Location(s) E. San Bernardino Ave
Dismantle	Date 11/16/2024	Time 1pm-5pm	Location(s) E. San Bernardino Ave

*Submit a Site Plan for each venue listed

Anticipated Attendance: Total - Per Day -

Anticipated Participants: Total 3200 Per Day 11/16

CONTACTS Person(s) or Agent(s) responsible for and authorized to represent this event on all matters:

	Primary Contact:		Secondary Contact	
Name:	Tyler Monson			Joe Jurisic
Address:	374 S. 671 W.			374 S. 671 W.
City, State, Zip	PG UT, 84062			PG UT, 84062
Phone:	385 270 7467			213 926 6134
Email:	tyer@brooksee.com			joe@brooksee.com

Name of Organization: Brooksee Foundation Is it Non-Profit? Yes

Tax I.D. #: 27-3405099

Yes	No	
☑	☐	Is this an annual event? How many years have you been holding this event? 4 years
☑	☐	Street Closure(s) requested? If yes, please complete Street Closure Permit Application and Barricade Rental Form in Appendix A
☐	☑	Does this event involve a parade? Please complete Parade/Public Assemblies Permit Application form in Appendix A
☑	☐	Will you be serving alcohol? If yes, please complete both Alcohol Permit forms in Appendix A
☐	☑	Are you requesting use of the Prospect Park Sign? If yes, please complete the Sign Request form in Appendix A
☐	☑	Are you requesting use of the City Stage? If yes, please complete the Show Mobile Rental form in Appendix A
☑	☐	Vendor(s)? If yes please complete the Vendor List in Appendix A.

APPENDIX A

SITE PLAN

Your event site plan/route map should include but not be limited to:

- ❑ An outline of the entire event venue including the names of all streets or areas that are part of the venue and the surrounding area. If the event involves a moving route of any kind, indicate the direction of travel and all street or lane closures.
- ❑ The location of fencing, barriers and/or barricades. Indicate any removable fencing for emergency access.
- ❑ The provision of minimum twenty foot (20') emergency access lanes throughout the event venue.
- ❑ The location of first aid facilities and ambulances.
- ❑ The location of all stages, platforms, scaffolding, bleachers, grandstands, canopies, tents, portable toilets, booths, beer gardens, cooking areas, trash containers and dumpsters, and other temporary structures.
- ❑ A detail or close-up of the food booth and cooking area configuration including booth identification of all vendors cooking with flammable gases or barbecue grills
- ❑ Generator locations and/or source of electricity.
- ❑ Placement of vehicles and/or trailers.
- ❑ Exit locations for outdoor events that are fenced and/or locations within tents and tent structures.
- ❑ Identification of all event components that meet accessibility standards.
- ❑ A parking and/or shuttle plan for events that are likely to exceed parking lot capacity of the space you are using.
- ❑ Other related event components not listed above.

TIMELINE

Please provide a narrative and timeline of your event. You may provide this information as an attachment if necessary.

HOUR	ACTION
See attached document - See Exhibit A attachment	

SECURITY PLAN

YES NO

☑ ☐ Have you hired a licensed professional security company to develop and manage your event's security plan? If yes, you are required to provide a copy of the security company's valid Private Patrol Operator's License issued by the State of California.

Security Organization ASP Security Services

Address Street 1255 W. Colton Ave #537

City Redlands State CA Zip 92374

Telephone Day 8886327099 Evening _____ Fax _____ Pager/Cellular _____

Private Patrol Operator License# 18031

Please describe your security plan including crowd control, internal security or venue safety, or attach the plan to this application. See attached document - See Exhibit A attachment

MEDICAL PLAN

Any event that has physical activity or is a race and has above 50 people requires amedical plan.

YES NO

☑ ☐ Have you hired a licensed professional emergency medical services provider to develop and manage your event's medical plan?

If yes, please list: _____

Medical Services Provider Prevent Medical Solutions

Address Street 2260 S. Vista Ave.

City Bloomington State CA Zip 92316

Telephone Day (909) 533 9306 Evening _____ Fax _____ Pager/Cellular _____

Please describe your medical plan including your communications plan, the number, certification levels (MD, RN, Paramedic, EMT) and types of resources that will be at your event and the manner in which they will be managed and deployed. Your plan should include hours of setup and dismantle of medical aid areas. You may attach the plan to this application if necessary.

See attached document - See Exhibit A attachment

ACCESSIBILITY PLAN

This checklist is intended to serve as a planning guideline and may not be inclusive of all City, County, State and Federal access requirements. You may attach more detailed information if necessary.

YES NO

- [x] ☐ Will there be a Clear Path of Travel throughout your event venue? Please describe Our venue is designed and spaced out to allow runners easy access through runner services and out into vendor's space, with room to mingle. See attached finish line map for more details.
- [x] ☐ Have you developed a Disabled Parking and/or Transportation Plan (including the use of public transportation or shuttle services) for your event? Please describe Shuttle services will bring runners from the finish venue at Redlands Sports Complex back to their cars at 650 E Hospitality Ln. See the shuttle map for more details.
- [x] ☐ Will a minimum of 10% of portable rest rooms at your event be accessible? Please describe Porta pots are placed in the North-West section of the venue, easily accessible to participants and visitors.
- [x] ☐ Will all food, beverage and vending areas be accessible? Please describe All food and beverages will be located inside the venue and are easily accessible, see map for details.
- [x] ☐ Will all signage be provided in highly contrasting colors and placed so pedestrian flow will not obstruct its visibility? Please describe We have raised banners with designated signage that are over 12ft tall and colored in orange, blue, and red.
- [ ] ☑ If telephones are provided, will at least one telephone at each phone bank have a volume control and is hearing aid compatible? Please describe
- [ ] ☑ If an information center is provided at your event will customer service representatives be available to assist disabled individuals? Please describe No info booth but there will be race staff in vests all over the venue and anyone can quickly and easily ask them for assistance or help.
- [x] ☐ If all areas of your event venue cannot be made accessible will maps or programs be made available to show the location of accessible rest rooms, parking, phones (if any), drinking fountains, and first aid stations? Please describe Venue is accessible, but we have signage for help with directions.

RESTROOM FACILITIES PLAN

You are required to provide portable rest room facilities at your event, unless you can substantiate the sufficient availability of both ADA accessible and non-accessible facilities in the immediate area of the event site which will be available to the public during your event. Indicate on your timeline when portable toilets will be set up.

Yes No

- [x] ☐ Do you plan to provide portable rest room facilities at your event?

If yes: Total number of portable toilets 25 (2 ADA's)

If no: Please explain:

Rest Room Company United Site Services

Address Street 2323 West Baseline Rd.

City San Bernardino State California Zip 92410

Telephone Day 866 449 8607 Evening Fax Pager/Cellular

LIST OF VENDORS

Please provide a list of vendors, what they are there for and their business license numbers. Keep in mind that this list of vendors cannot change after the event has been approved. All must have a Redlands business license in order to participate with your event. If you need more entries, please attach a list with the same information to your event package. Vendors include all businesses either performing a service or selling at your event. All food concessioners must meet the San Bernardino Counties Department of Public Health Food Handler's and Fire Suppression requirements.

Yes	No	
☑	☐	Will items or services be sold at your event?
☑	☐	Will you have some education only (not selling a product or service) booths?
☐	☑	Will items or services sold at your event present unique liability issues (e.g. massage, etc.)?
☐	☑	Does your event include food concession and/or preparation areas?
☐	☑	Do you intend to cook food in the event area?

If yes, please specify method:

- ☐ Gas
- ☐ Electric
- ☐ Charcoal
- ☐ Other (specify) _____

VENDOR	SERVICE THEY ARE PROVIDING	REDLANDS BUSINESS LICENSE NUMBER	EDUCATIONAL INFORMATION ONLY? (Y/N)
Cookie Co			
Endurelite			
Rapid Reboot			
NOM			
KODIAK Cakes			
IV with me			
Doterra			
Stretch X			

ENTERTAINMENT PLAN

YES NO

☐ ☑ Are there any musical entertainment features related to your event?

If yes, complete the following information or provide an attachment listing all bands/performers, type of music, sound check and performance schedule.

Number of Stages _____

Number of Performers/Bands _____

Performer/Band name and music type _____

☑ ☐ Will sound checks be conducted prior to the event?

If yes, Start time 6:00am Finish time 6:30am

☑ ☐ Will sound amplification be used?

If yes, Start time 6:30am Finish time 1:00pm

☐ ☑ Do you plan to have a patron dance component to either live or recorded music at your event?

If yes, please describe _____

☑ ☐ Please describe the sound equipment that will be used for your event Sound mixer & 4 speaker to play music and make announcements as runners cross the finish line.

☐ ☑ Will inflatables, such as jumpers, or similar devices be used at your event?

If yes, please describe _____

☐ ☑ Does your event include the use of fireworks, rockets, lasers, or other pyrotechnics?

If yes, please fill out a fireworks permit also located in this packet.

If yes, please describe _____

☑ ☐ Will your event include the use of any signs, banners, decorations, or special lighting?

If yes, please describe _____

☐ ☐ Will there be massage activities at your event? If yes, please describe _____

_____

☐ ☑ Do your event plans include any, drawings or raffle opportunities?

If yes, please describe _____

ALCOHOL

Please Note: You will need to have your alcohol permit approved by Redlands city council prior to your event. A copy of your Alcohol license will be needed after city council approval, before the event.

Yes No

☑ ❑ Does your event involve the use of alcoholic beverages?

If yes, please check all that apply:

❑ Free/Host Alcohol
☑ Alcohol Sales
❑ Host and Sale Alcohol
☑ Beer
❑ Beer and Wine
❑ Beer, Wine and Distilled Spirits

Please describe your security plan to ensure the safe sale or distribution of alcohol at your event.

Runners have the chance to purchase a beer before the event, proof of this purchase is given to them in the form of a stamp on their hand. They receive that stamp before they start the race. Once they are at the finish they can go over to the beer garden, have their stamp and ID checked by security guards (who will be stationed at the entrance to the beer garden for the entire duration) and with that confirmation they will be allowed to enter the garden and receive their beer.

MITIGATION OF IMPACT

YES NO

☑ ❑ Have you met with the residents, businesses, places of worship, schools and other entities that may be directly impacted by your event? If yes, please attach a complete list of these entities.

If no, please explain _____

☑ ❑ Do you have a sample of the notice that you propose to distribute two weeks prior to your event? If yes, please attach.

If no, please explain _____

MARKETING AND PUBLIC RELATIONS

Yes No

☑ ☐ Will this event be marketed, promoted, or advertised in anymanner?

f yes, please describe Facebook and Instagram

☐ ☑ Will there by live media coverage during the event?

f yes, please describe

☐ ☑ Will media vehicles be parked within the event venue?

f yes, please describe safety plan

☑ ☐ Do you have a plan to control or limit the placement and/or distribution of promotional signage, stickers, and other items?

f yes, please describe All signage is on flags/banners/frames and is not permanent. At the venue we utilize specific signage to help with directions, acknowledge sponsors, and provide visual appeal for photos to create a positive post race experience. All signage is placed according to the finish line map and will all be contained within the designated area.

INSURANCE REQUIREMENTS

Regardless of the event you are required to have insurance that indemnifies the city of Redlands listing the location date and time.

Name of Insurance Agency HCC Specialty

Address Street 401 Edgewater Place, Suite 400

City Wakefield State MA Zip 01880

Telephone Day 719-395-2234 Evening Fax Pager/Cellular

Contact Name Patty Brooks

Policy Type Commercial General Liability

Policy Amount $4,000,000

Policy Number U24SE10007

AFFIDAVIT OF APPLICANT

I certify that the information contained in the foregoing application is true and correct to the best of my knowledge and belief that I have read, understand and agree to abide by the rules and regulations governing the proposed Special Event under the Redlands Municipal Code and I understand that this application is made subject to the rules and regulations established by the City Council and/or the City Manager or the City Manager's designee. Applicant agrees to comply will all other requirements of the City, County, State, Federal Government, and any other applicable entity which may pertain to the use of the Event venue and the conduct of the Event. In the event that a possessory interest subject to property taxation is created by virtue of this use permit, I agree to pay all possessory interest taxes and the City shall not be liable for the payment of such taxes I further agree that the payment of any such taxes shall not reduce any consideration paid to the City pursuant to this use permit. I agree to abide by these rules, and further certify that I, on behalf of the Host Organization, am also authorized to commit that organization, and therefore agree to be financially responsible for any costs and fees that may be incurred by or on behalf of the Event to the City of Redlands.

Print Name of Applicant/Host Organization Tyler Monson/Brooksee

Title Race Director

Signature

Date August 2, 2024

Print Name of Professional Event Organizer Tyler Monson

Title Race Director

Signature

Date August 2, 2024

Thank you for completing your Special Event Permit Application. Before you submit your application to the City of Redlands, please make sure that the following steps have been completed:

Have you?

- ❑ Signed and dated your application?
- ❑ Attached your event site plan?
- ❑ Attached your event parking and shuttle plan?
- ❑ Attached your event security plan?
- ❑ Provided a copy of your security company's Private Patrol Operator's License?
- ❑ Attached your event medical plan?
- ❑ Attached a copy of your accessibility plan?
- ❑ Attached a complete entertainment list and schedule?
- ❑ Included letters of support or endorsement from impacted entities and community groups within your venue area?
- ❑ Provided samples of communications that will be distributed to impacted residents, businesses, schools, places of worship and other entities?
- ❑ Attached your Certificate of Insurance?
- ❑ Attached a copy of your IRS 501(C) tax exemption letter?
- ❑ Included any County, State, or Federal permits that may be required to hold your event in the selected venue?
- ❑ Applied for a Police Vice Permit, if applicable?

Submit your completed permit application to:

Special Events
35 Cajon St. Suite #*222*
Redlands, CA 92373

Participant Medical Plan

Aid stations will be established approximately every two miles along the entire race route, beginning near mile 3 of the full marathon. See Exhibit E for a sample aid station layout. Aid stations will be located on large shoulders and/or turnoff points adjacent to the runner lane to not obstruct the highway.

The locations of the 13 aid stations will be as follows:'

- Aid Station A: (34.1666449329, - 116.90499592700002)
- Aid Station B: (34.1592566256, - 116.92999679799999)
- Aid Station C: (34.1571858305, -116.95978004699998)
- Aid Station D: (34.1486246735, -116.98101777800002)
- Aid Station E: (34.1230714425, -116.98259759899997)
- Aid Station F: (34.1019214686, -116.9664507)
- Aid Station G: (34.0985233003, -116.97731364700002)
- Aid Station H: (34.1036529021, -117.009672954)
- Aid Station 1: (34.0898264522, -117.03809095899999)
- Aid Station J: (34.0759345358, -117.06454826800001)
- Aid Station K: (34.07171008252401, -117.09906634676963)
- Aid Station L: (34.06990131660901, -117.11460633514719)
- Aid Station M: (34.0701161201, -117.13171346399997)

Volunteers manning each aid station will be carpooling to the area in 2-3 vehicles, and we have selected locations that allow for adequate room for them to park on the shoulders and/or pull outs next to the aid stations.

Each aid station, consisting of multiple portable tables and chairs, will be manned by several event staff. Staff members, who will be identified by matching event shirts, will ensure that runners are able to get proper nutrition and hydration when needed. All aid stations will be supplied with adequate water and electrolytes. These fluids will be delivered the day before the race in 5-gallon jugs. The morning of the race, volunteers will pour the water and electrolytes into 5-gallon plastic coolers. The fluids will then be dispensed into waxed paper cups to be distributed to runners as they pass the aid stations.
Select aid stations will be supplied with other amenities such as energy bars and gels. In planning supplies for nutrition and hydration, we will plan our quantities based on the maximum possible intake per runner, and then add a contingency surplus to ensure that the risk of dehydration and exhaustion is minimized. In addition to aid stations along the route, water tables will also be set up at each starting line.

Each aid station along the route will be equipped with first aid kits. Event staff will be instructed concerning the use of these first aid kits. In addition, select aid stations (Aid Stations D, G, & K)

will be accompanied by medical aid stations. Medical aid stations will be staffed by trained medical personnel (EMT's) from Prevent Medical Solutions who will be capable of assisting participants with serious issues and/or emergencies. Medical cots and extensive supplies will be on hand.

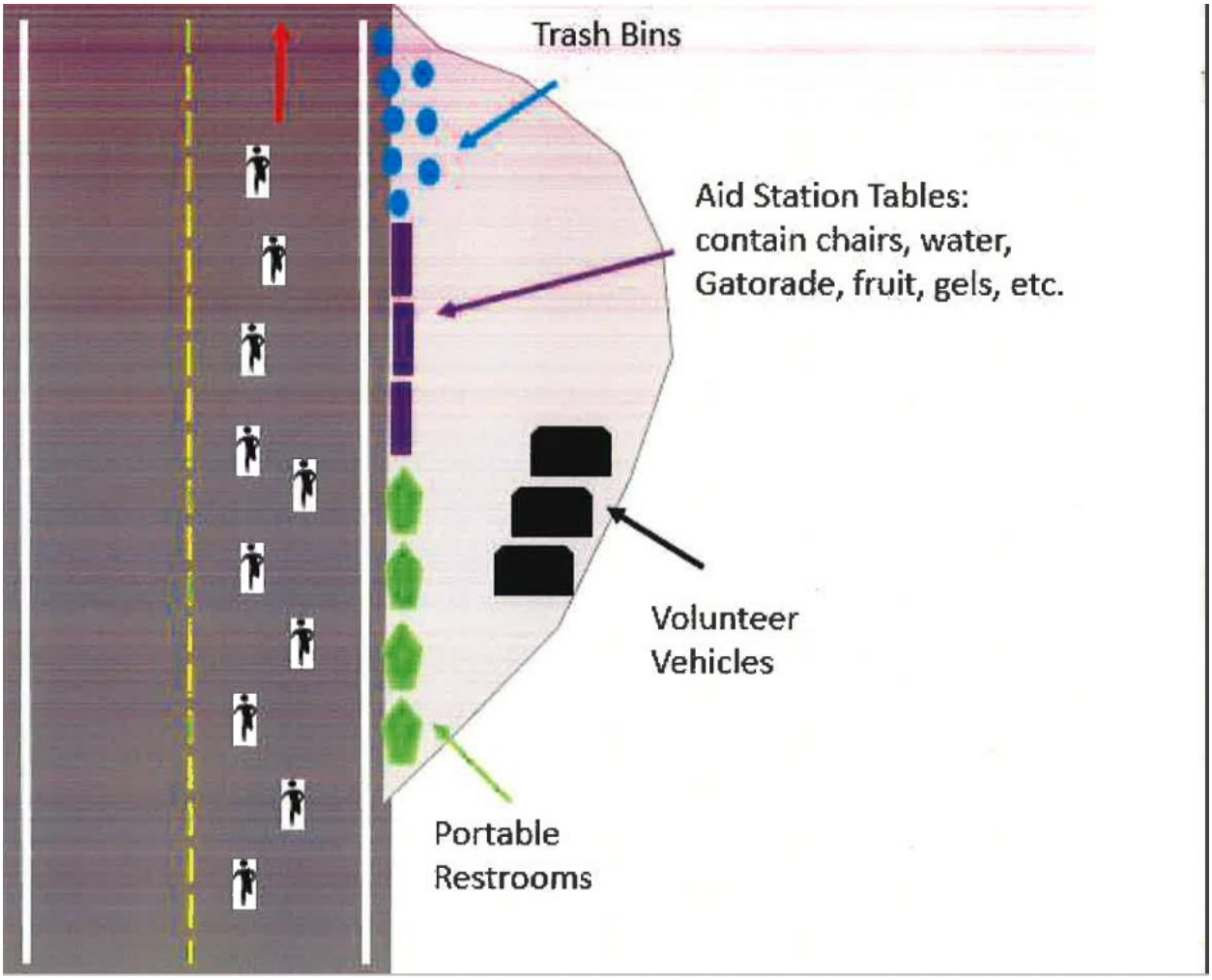
In case of extreme cold weather, participants will be supplied with gloves and heating blankets to be used at the starting venues and during the race if desired. If at any point a participant is incapable of continuing down the canyon, they may elect to be picked up by the rear sag wagon and escorted down the route.

See Exhibit A for aid station layout.

A large medical area will be established at the finish venue, adjacent to the finish line. This medical area, provided by Prevent Medical Solutions, will be set up the morning of the race approximately 2hrs before the race starts and have the following staff: 1 Emergency Medicine Physician, 2 Emergency Nurses, 1 EMT Supervisor, and 3 Wellness Assistants (These staff do not have any medical licenses and are there to help runners walk to and from the medical area, hand out ice, etc.) They will be equipped with all necessary medical supplies including emergency supplies. In addition, an ALS ambulance will be on hand at the finish venue and will have unrestricted access to outside roads if it becomes necessary to transport any participants.

Along the race course there will be 2 UTV's staffed with medical personnel and EMT's that will roam and be able to respond quickly to any potential issues. One will start at the Oak's Restaurant in Angelous Oaks and watch the upper section of the course and the other will be at the intersection of Hwy 38 and Forest Falls Rd. taking care of anything further down. These UTV's will be in communication with law enforcement through radio so that they can have better oversight over the course and be able to better respond to potential incidents that may occur. Once the last runners pass each of their locations they will fall in line and follow the runners down towards the finish line.

Exhibit A


Trash Bins
Aid Station Tables:
contain chairs, water,
Gatorade, fruit, gels, etc.
Volunteer
Vehicles
Portable
Restrooms

Communications Plan

A command post will be established at the finish venue to ensure that pertinent race information can be shared at all times with race staff and local authorities. Brooksee invites any and all law enforcement and government agencies related to the event to station a staff member at the command post.

Race staff will be using cell phones for communication during the event. Every aid station along the course will be equipped with a communication device so that pertinent information may be relayed to command. A communications list will be printed and distributed to each staff member; this list will identify the communication person that will be stationed at each aid station as well as at those fulfilling other roles during the event.

All event-related EMS and law enforcement vehicles stationed along the route will be equipped with communication devices (radios or cell phones depending on their location).

Mitigation of Impact

A direct mailer will be sent to all neighborhoods and businesses that will be affected by the race, but some individuals/businesses that are being reached out to separately are as follows:

Greyback Amphitheater

-Silvana Freidman

CODES School Outdoor Science

-Gabe Valencia, Chief Executive Officer

Angelus Oaks

-Randal Ridges

Forest Falls

-Tom McIntosh

Mountain Home Village Community Center

Dennis Mitchell

-AYSO Fields

Greenspot Farms

Sandals Church East Valley

Race Day Schedule

Friday 11/15/2024

- 8:00 AM: Race staff begin to set up the finish venue.
- 10:00 AM: Race staff begin drop-off of aid station supplies along the entire route. Portable restrooms begin to be delivered along the entire route.

SATURDAY 11/16/2024

- 2:00 AM: Traffic control will set up all necessary cones, barricades, and markers along the route.
- 3:00 AM: Participants begin to park at designated parking lots.
- 3:15-4:30 AM: Participants load buses at parking lots and are transported to start lines.
- 4:30-5:15 AM: Participants unload at staging areas and begin race preparation.
- 6:00AM: Both races begin.
- 6:45 AM: Cleanup truck crews begin to move down the route, removing all aid station materials, course signage, and trash.
- 7:40 AM: First participants finish the race.
- 1 PM: Final participants finish race
- 1 PM: Finish venue cleanup begins.
- 2:00 PM: Cleanup truck crew finishes cleaning route.
- 5:00 PM: Staff leave the finish venue with all equipment.

REDLAND SPORTS PARK
DEARBORN ST.
ROAD CLOSURE
Bag Drop
Trash
Recycle
Portable Toilets
Team Tents
Food
Vendors
E. SAN BERNADINO AVE.
RUNNER SERVICES
FINISH LINE
ROAD CLOSURE
GRANITE ST.
ORANGE ORCHARD

REVEL BIG BEAR Marathon & Half

LOCAL TRAFFIC ALERT

Effective Saturday, Nov 16, 2024



The REVEL Big Bear Marathon & Half will be held on Saturday, November 16, 2024. A portion of race proceeds will be donated to the local community. The marathon begins at the Greyback Amphitheater near Jenks Lake Rd and runs down Highway 38 to end near the Redlands Sports Park. The half marathon begins on Valley of the Falls Dr and also finishes near the Redlands Sports Park.

Be aware that runners will be on the roadway the morning of the race. Use caution and be alert to help keep everyone safe. Also note that certain roads in your area will be impacted by adjusted traffic patterns during the race. The reverse side of this postcard outlines those adjusted traffic patterns.

Visit runrevel.com/rbb or email **bigbear@runrevel.com** for more information.

If you are interested in being a course marshal or volunteer for the race, please contact us at **bigbear@runrevel.com**

REVEL BIG BEAR
Marathon & Half

Saturday, Nov 16, 2024

Mentone / Redlands

Runners will make their way through town by running west on Highway 38 (Mentone Blvd), north on Opal Ave, and then west on San Bernardino Ave. The race will finish on San Bernardino Ave south of the Redlands Sports Park.

Access across Highway 38 (Mentone Blvd) will be possible, but there will be delays as officers hold traffic for runners. Mentone Blvd will have East and Westbound lanes open for traffic with Crafton Ave as the main road to go North and South. San Bernardino Ave will be entirely closed for the event starting on Friday, November 15th at 8:00am between Wabash Ave and Dearborn St, and will reopen at 5:00pm on Saturday, Nov 16th.

Highway 38 from Valley of the Falls Dr to Mentone

Although Highway 38 will remain open along this stretch, all vehicles will be required to wait for a police escort to proceed. CHP will be regulating the flow of traffic using pilot cars, and delays should be expected.

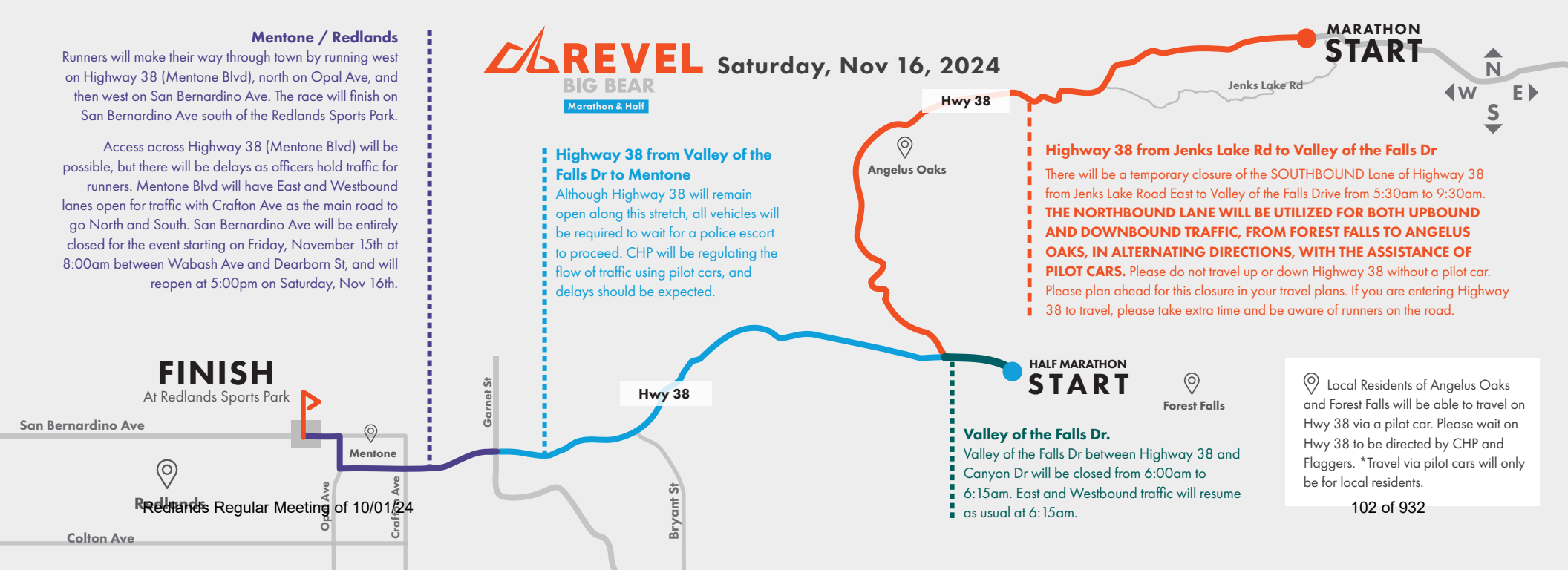
Highway 38 from Jenks Lake Rd to Valley of the Falls Dr

There will be a temporary closure of the SOUTHBOUND Lane of Highway 38 from Jenks Lake Road East to Valley of the Falls Drive from 5:30am to 9:30am. **THE NORTHBOUND LANE WILL BE UTILIZED FOR BOTH UPBOUND AND DOWNBOUND TRAFFIC, FROM FOREST FALLS TO ANGELUS OAKS, IN ALTERNATING DIRECTIONS, WITH THE ASSISTANCE OF PILOT CARS.** Please do not travel up or down Highway 38 without a pilot car. Please plan ahead for this closure in your travel plans. If you are entering Highway 38 to travel, please take extra time and be aware of runners on the road.

Valley of the Falls Dr.

Valley of the Falls Dr between Highway 38 and Canyon Dr will be closed from 6:00am to 6:15am. East and Westbound traffic will resume as usual at 6:15am.

Local Residents of Angelus Oaks and Forest Falls will be able to travel on Hwy 38 via a pilot car. Please wait on Hwy 38 to be directed by CHP and Flaggers. *Travel via pilot cars will only be for local residents.



INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: FEB 17 2016

BROOKSEE FOUNDATION
11968 ITHICA DR
HIGHLAND, UT 84003-0000

Employer Identification Number:

DLN:
26053442001956
Contact Person:
CUSTOMER SERVICE ID# 31954
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
509(a)(2)
Form 990/990-EZ/990-N Required:
Yes
Effective Date of Exemption:
February 9, 2016
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Letter 5436

BROOKSEE FOUNDATION

Sincerely,



Jeffrey I. Cooper
Director, Exempt Organizations
Rulings and Agreements

Letter 5436

Department of Alcoholic Beverage Control

State of California
Gavin Newsom, Governor

DAILY LICENSE APPLICATION/AUTHORIZATION - Non Transferable

Instructions: Complete all items. Submit to local ABC District Office with required fee (Cashier's Check or Money Order) payable to ABC. Once license is issued, fee cannot be refunded. For a listing of ABC District Offices please visit http://www.abc.ca.gov/distmap.html
Pursuant to the authority granted by the organization named below, the undersigned hereby applies for the license(s) described below.

LICENSE NUMBER	GEO CODE
RECEIPT NUMBER	
FEE	
$	

1. ORGANIZATION'S NAME: Brooksee Foundation

CONDITIONS REQUIRED: ☐ Yes ☐ No

DIAGRAM REQUIRED: ☐ Yes ☐ No

2. LICENSE TYPE (Check appropriate license type AND organization type)

a. ☐ **Daily General ($75.00)** *(Includes beer, wine and distilled spirits)*

- ☐ Political Party/Affiliate Supporting Candidate for Public Office or Ballot Measure
- ☐ Organization Formed for Specific Charitable or Civic Purpose
- ☐ Other:
- ☐ Fraternal Organization in Existence Over Five Years with Regular Membership
- ☐ Religious Organization
- ☐ Vessel per Section 24045.10 B&P ($50.00)

b. ☑ **Special Daily Beer & Wine ($50.00)**

☐ Charitable ☐ Fraternal ☐ Social ☐ Political ☑ Other: 501c3 Special Event
☐ Civic ☐ Religious ☐ Cultural ☐ Amateur Sports Organization

c. ☐ **Special Temporary License ($100.00)** *(Different privileges depending on statute)*

- ☐ Television Station per Section 24045.2 or 24045.9 B&P
- ☐ Nonprofit Corporation per Sections 24045.4 and 24045.6 B&P
- ☐ Person conducting Estate Wine Sale per Section 24045.8 B&P
- ☐ Women's Educational and Charitable Organization per Section 24045.3 B&P

☐ **Other Special Temporary Licenses, per Section**

License number _____ Amount $ _____

3. EVENT TYPE

☐ Dinner ☐ Dance ☐ Wedding ☐ Lunch ☐ Picnic ☐ Barbeque ☐ Social Gathering ☐ Festival
☑ Sports Event ☐ Concert ☐ Birthday ☐ Mixer ☐ Carnival ☐ Dinner Dance ☐ Other:

4. TOTAL # OF DAYS	5. ESTIMATED ATTENDANCE	6. HOURS OF ALCOHOLIC BEVERAGE SALES, SERVICE AND/OR CONSUMPTION
1	3200	From 7:00 AM To 1:00 PM

7. EVENT DATE(S): November 18, 2023

8. EVENT IS OPEN TO THE PUBLIC: ☑ Yes ☐ No

9. EVENT LOCATION (Give facility name, if any, street number and name, and city)
E. San Bernadino Ave (Between Dearborn & Wabash Ave)

10. LOCATION IS WITHIN THE CITY LIMITS: ☑ Yes ☐ No

11. TYPE OF ENTERTAINMENT:

12. SECURITY GUARDS: ☑ Yes ☐ No If yes, how many? 2

13. AUTHORIZED REPRESENTATIVE'S NAME: Tyler Monson

14. REPRESENTATIVE'S TELEPHONE NUMBER: 385-270-7467

15. REPRESENTATIVE'S ADDRESS: 374 S 671 W, Pleasant Grove, UT 84062

16. ORGANIZATION'S MAILING ADDRESS (If different from #15 above)

17. AUTHORIZED REPRESENTATIVE'S SIGNATURE: Tabitha Crocker 909.798.7655 — 18. DATE SIGNED: 8/5/2021 10/6/2023

PROPERTY OWNER APPROVAL BY (Name), REQUIRED	PHONE NUMBER	PROPERTY OWNER SIGNATURE	DATE SIGNED
			7/25/2023
LAW ENFORCEMENT APPROVAL BY (Name), IF APPLICABLE: SGT. M. GONZALEZ	PHONE NUMBER: 909-647-8847	LAW ENFORCEMENT SIGNATURE	DATE SIGNED: 10/18/23
DISTRICT OFFICE APPROVAL BY (Name)		ABC EMPLOYEE SIGNATURE	ISSUANCE DATE

The above-named organization is hereby licensed, pursuant to the California Business and Professions Code Division 9 and California Code of Regulations, to engage in the temporary sale of alcoholic beverages for consumption at the above named location for the period authorized above.

This license may be revoked summarily by the Department if, in the opinion of the Department and/or the local law enforcement agency, it is necessary to protect the safety, welfare, health, peace and morals of the people of the State.

ABC-221 (rev. 07/19)

Department of Alcoholic Beverage Control

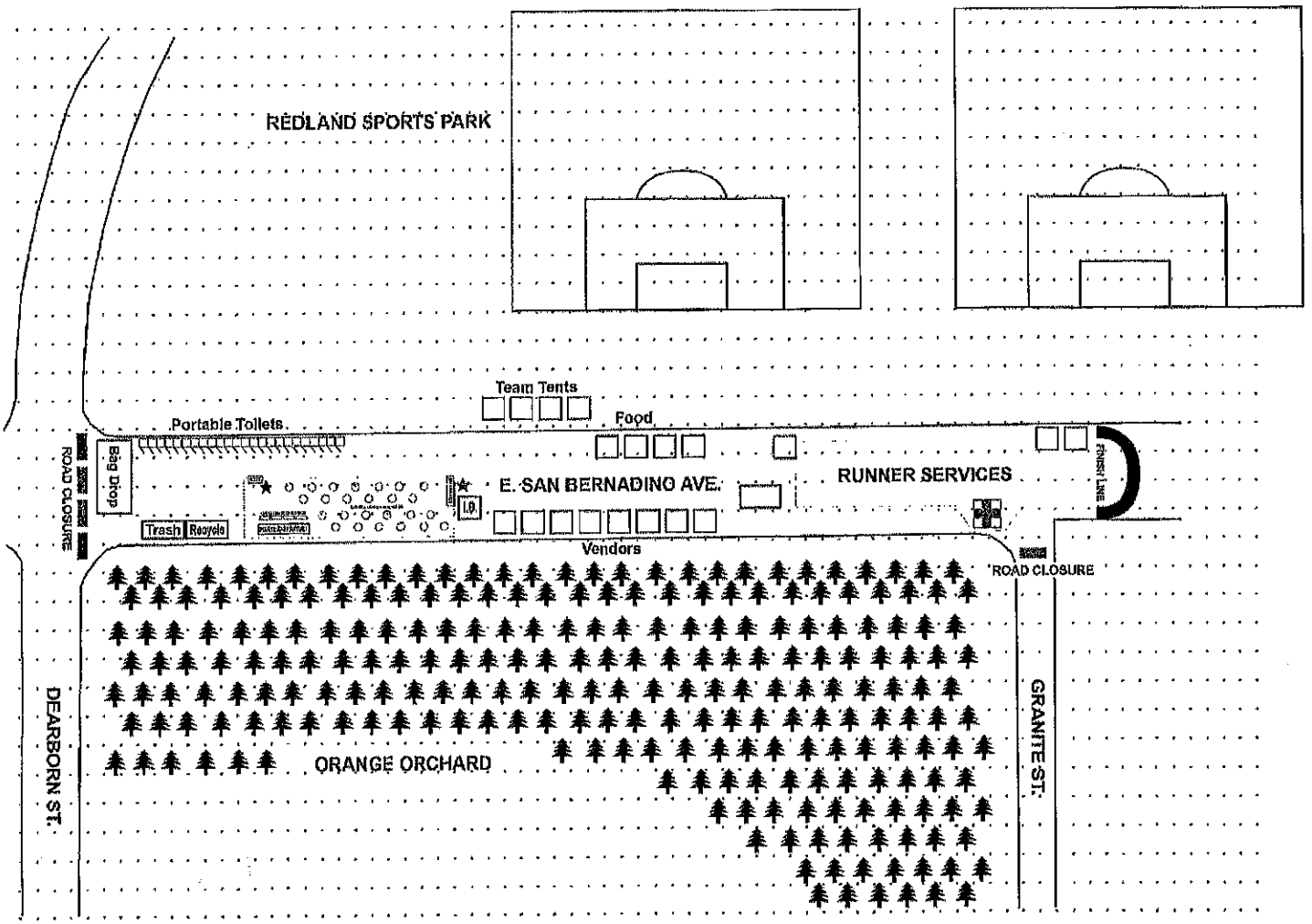
State of California
Gavin Newsom, Governor

SUPPLEMENTAL DIAGRAM

Instructions to Applicant:
Draw a sketch of the area on which the licensed premises is or will be located Show adjacent structures and nearest cross streets. *If this is an event for a daily license, catering authorization, event authorization or miscellaneous use, show the area where sales and consumption of alcoholic beverages will occur. Post a copy of this diagram with Daily License, Catering Authorization or Event Authorization where the event is held. Sales and consumption of alcoholic beverages must be confined to the area designated in the diagram and supervised to prevent violations of the Alcoholic Beverage Control Act.*

1. APPLICANT NAME (Last, first, middle)	2. LICENSE TYPE
Monson, Tyler, Owen	Daily License
3. PREMISES ADDRESS (Street number and name, city, zip code)	**4. NEAREST CROSS STREET**
E. San Bernadino Ave. (Between Dearborn St. and Granite St.)	Dearborn / Granite

DIAGRAM



I have read the above instructions and I declare under penalty of perjury that the above diagram is true and correct.

APPLICANT SIGNATURE	DATE SIGNED
	7/25/2023

FOR ABC USE ONLY

CERTIFIED CORRECT (Signature)	PRINTED NAME	INSPECTION DATE

ABC-253 (rev. 07/19)

Event: Revel Big Bear Marathon

PERMIT TO CLOSE STREET FOR SOCIAL EVENT(S)

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

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

Permission is hereby granted to: Brooksee Foundation/Revel Big Bear

To close (street names) E. San Bernardino Ave

Between (street names) Wabash Ave and Dearborn St.

On (date) 11/16/2024 **Event times -** from (time) 6:00 ☑ am ☐ pm to (time) 5:00 ☐ am ☑ pm

Address of Applicant: 374 S. 671 W. Pleasant Grove UT, 84062

Signature of Applicant: _____ Phone No. (385) 270-7467

Condition(s): Requesting closure to setup finish line; approved in year's past (recurring event)

Event Description: Revel Marathon Big Bear

FOR OFFICE USE ONLY

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

1. _____ Chief of Police — Date 8/26/2024
2. _____ Municipal Utilities & Engineering Department — Date 8/28/24
3. _____ Facilities & Community Services Department — Date 8/28/24
4. _____ Risk Management Division — Date 8/28/24

11/15/24 11/16/24

Street Closure time: From 8 ☑ am ☐ pm To 5 ☐ am ☑ pm

Staff Notes:

City Council Meeting **I. 8.**

DATE: 10/01/2024

TO: Honorable Mayor and City Council Members

SUBJECT: Approve the request to hold the Dog Jog event hosted by the Redlands Chamber of Commerce on October 20, 2024, within Ed Hales Park and the downtown area; authorize street closures related to the event; approve a request for in-kind support in the amount of $11,948 related to the event; and determine that the 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; (Facilities and Community Services Director Crocker)

MOTION(S):

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

1. I move that the City Council determine that the 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
2. I move to authorize the expenditure of city resources, in-kind support in the amount of $11,948.00, and the temporary street closure related to this event.

RECOMMENDATION:

Staff recommends that the City Council authorize the request for in-kind support in the amount of $11,948, and approve the temporary street closure of a portion of E. State Street, 5th Street, and a portion of Eureka Street; and determine that the 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. All public parking lots on 5th Street and Eureka Street will be accessible throughout the event.

DISCUSSION:

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

The Chamber of Commerce is requesting in-kind support including Police Personnel, Facilities and Community Services Personnel and equipment, and the waiving of fees associated with reservations for Ed Hales and Smiley Parks. The estimated total of this support is $11,948. The Redlands Chamber of Commerce is a non-profit organization operating out of the City of Redlands. According to the submitted application, the event registration and sponsorships will generate revenue for the Redlands Chamber of Commerce and grant the Chamber more opportunities to offer services to businesses and the local community, and raise funds for the NYE Orange Drop.

In addition, part of the proceeds will be donated to the Redlands Animal Shelter to continue and enhance operations. This event shows off the community by taking the attendees through historic Downtown and neighborhoods in the area. It brings people in from all over the Inland Empire and ends at a time and location that encourages people to shop, eat, and relax at local shops. The proposed event is expected to draw 600 attendees to the downtown area where attendees will patronize local businesses and restaurants.

The Dog Jog commences on E. State Street at Ed Hales Park and continues along the route to the finish line and event destination at Eureka Street, on the east side of the Redlands Bowl. The Chamber of Commerce is requesting the temporary closure of E. State Street from Orange Street to 7th Street; 5th Street from the Ed Hales Park parking lot driveway to the Orange Street Alley; Eureka Street from the Joslyn Senior Center Parking Lot to the Contemporary Club Parking Lot. All parking lot driveways will remain accessible throughout the event. Redlands Police Department will have officers along the route to hold vehicular traffic, as needed, as part of the rolling closure. The closure on E. State Street and 5th Street will only remain in place until 11:00 a.m. on the day of the event.

The event is exempt from the requirements of the California Environmental Quality Act's guidelines pursuant to Section 15311(c). Section 15311(c), accessory structures Class 11 facilities, consists of construction, or replacement

of minor structure accessory to existing commercial, industrial, or institutional facilities, including placement of seasonal or temporary use items such as mobile food units, portable restrooms or similar items in generally the same locations from time to time in publicly owned parks or other facilities designed for public use.

ALTERNATIVES:

The City Council may elect to deny the request to hold the event, the request for in-kind support or provide alternative direction to staff.

STRATEGIC PLAN:

Priority A - Quality of Life, Strategic Objective 1. Beautification, Arts and Culture.

SUBMITTED BY:

Tabitha Crocker, Facilities and Community Services Department Director

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

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

PREPARED BY:
Jaclyn Ramirez, Administrative Assistant II

Fiscal Impact

Fiscal Year:	FY 2024/25
Revenue Generating:	No
Appropriation Required Y/N:	N
Budgeted Y/N:	N

Discussion:
Please see "Fiscal Impact" attachment for reference.

Attachments

Verification of Non-Profit
Special Event Packet
In-Kind Support Request
Street Closure Form
Street Closure Map- Eureka
Street Closure Map- Downtown
Event Map
Event Flyer
Fiscal Impact
Certificate of Insurance

IRS Department of the Treasury
Internal Revenue Service
P.O. Box 2508
Cincinnati OH 45201

In reply refer to: 0752861031
Nov. 25, 2020 LTR 4168C 0
[redacted] 000000 00
00087935
BODC: TE

REDLANDS CHAMBER OF COMMERCE
PO BOX 8693
REDLANDS CA 92375-1893

177780

Employer ID number: [redacted]
Form 990 required: YES

Dear Taxpayer:

We're responding to your request dated Nov. 16, 2020, about your tax-exempt status.

We issued you a determination letter in January 1944, recognizing you as tax-exempt under Internal Revenue Code (IRC) Section 501(c)(6).

Because you're not an organization described in IRC Section 170(c), donors can't deduct contributions they make to you. You should advise your contributors that their contributions to you aren't deductible.

In the heading of this letter, we indicated whether you must file an annual information return. If you're required to file a return, you must file one of the following by the 15th day of the 5th month after the end of your annual accounting period:

- Form 990, Return of Organization Exempt From Income Tax
- Form 990EZ, Short Form Return of Organization Exempt From Income Tax
- Form 990-N, Electronic Notice (e-Postcard) for Tax-Exempt Organizations Not Required to File Form 990 or Form 990-EZ
- Form 990-PF, Return of Private Foundation or Section 4947(a)(1) Trust Treated as Private Foundation

According to IRC Section 6033(j), if you don't file a required annual information return or notice for 3 consecutive years, we'll revoke your tax-exempt status on the due date of the 3rd required return or notice.

You can get IRS forms or publications you need from our website at www.irs.gov/forms-pubs or by calling 800-TAX-FORM (800-829-3676).

If you have questions, call 877-829-5500 between 8 a.m. and 5 p.m., local time, Monday through Friday (Alaska and Hawaii follow Pacific time).

Thank you for your cooperation.

City of Redlands
35 Cajon Street, Ste. 222
Redlands, CA 92373
(909) 798-7655 ext 3

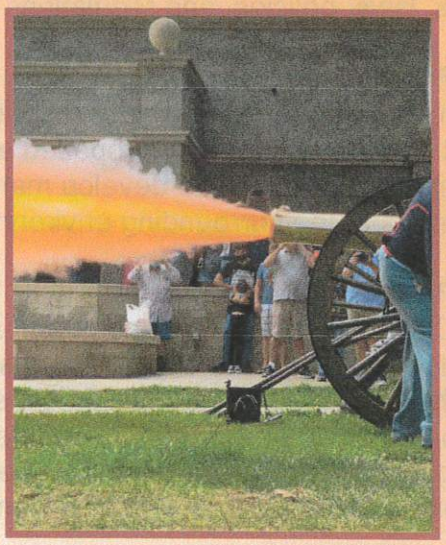
SPECIAL EVENTS PERMIT APPLICATION

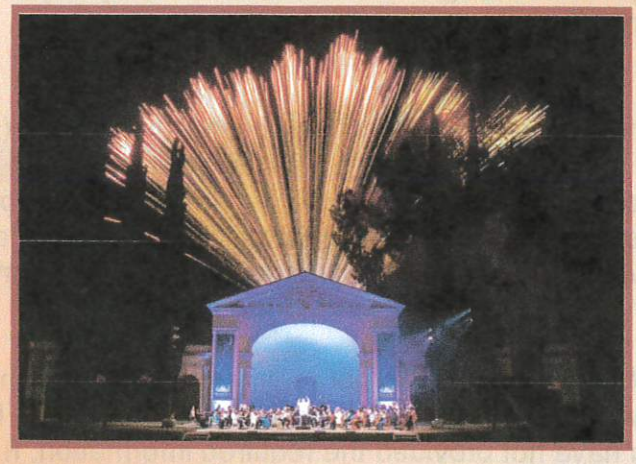
EVENT: Redlands Chamber Dog Jog

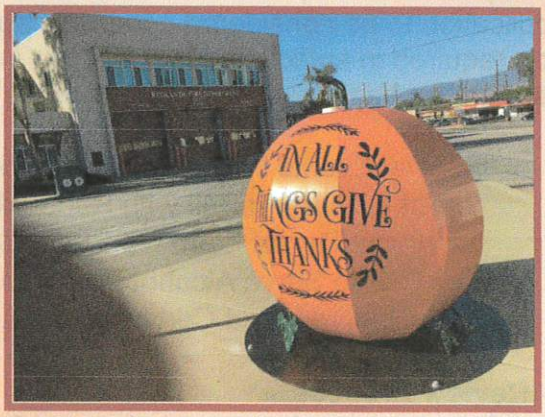
ORGANIZER: Redlands Chamber of Commerce

Date of Event: 10 / 20 / 2024

Date Submitted: 08 / 20 / 2024







NOTICE TO PERMIT APPLICANT

- Completed Special Event Permit Applications **must** be submitted to the Facilities & Community Services Department a **minimum of four (4) months prior** to the date the event is scheduled to begin.
- All forms in this application package that are relevant to your event must be complete and submitted together in order to be considered.
- Applicants must conform to all requirements for maintaining liability insurance.
- Incomplete applications or applications submitted past the deadline are subject to denial of request to hold event.

APPLICATION PROCESS

STEP 1 – Review Application Packet
The Special Events Application Packet has been designed to assist event organizers and will help with the development of event plans that comply with local codes, laws, policies and regulations governing activities associated with the production and management of special events. By applying to schedule a special event, you and your representatives agree you have the sole responsibility at all times to be knowledgeable about, fully understand, and to meet or exceed all local and state codes, laws, policies, and regulations associated with the proposed event and its related activities.

STEP 2 – Assess Venue
As an event organizer it is your responsibility to assess the venue, anticipated attendees, and event components of your proposed event prior to submitting the applications for the various permits. It is important to develop management strategies that ensure the safety of your guests, citizens, and the surrounding environment affected by your event.

STEP 3 – Submit Application
The City of Redlands requires permit applications to be submitted no later than ninety (90) days prior to the actual date of your event and allows applications to be submitted as early as six (6) months before the event date. At the sole discretion of the City of Redlands, you may be authorized to submit written amendments to your initial permit application due to unique or changing circumstances related to the event. Amendments to your permit application must be submitted to the One Stop Permit Center no later than 14 days prior to your event.

All Applications Must Be Complete. The City of Redlands is not required to act upon an incomplete permit application. A permit application will not be approved or denied and you will not have requested venues reserved or held if you have not provided the required information. It is therefore important to provide all required information and documentation in a timely and complete manner. For an application to be considered complete, applicants must submit the following minimum information required in sufficient detail that the material can be understood and assessed: (there is a checklist form on page 13 to aid in the process).

- Special Events Permit Application with Site Plan
- Street Closure Permit with Route Map – if applicable
- Barricade Rental Form – if Street Closures requested
- Request to Serve Alcohol Permit form with Site Plan – if applicable
- Submit all required Certificates of Liability Insurance

STEP 4 – Review Process
After submitting your complete application and forms, your application will be reviewed by those departments involved with your requests in which fees and deposits will be determined. Departments may place conditions on your event, for example, solid waste requirements or specific parking plans.

STEP 5 – Submit Fees and Finalize Details
Once a Special Event Packet has been reviewed and approved; fees are due. A Coordination Meeting will be scheduled approximately two weeks prior to the event consisting of the Event Organizer(s) and representatives from supporting departments to settle/confirm final details.

SUMMARY OF EVENT

Event Title Redlands Chamber Dog Jog

Description A family and pet-friendly event that encourages people to get out and active in our community. Starting at Ed Hales Park, where check-in will happen, participants will then walk, jog, or run around the route and end at the park between the A.K. Smiley Library and the Lincoln Shrine. At the park, there will be food vendors, pet vendors, a costume contest, and more for people to enjoy a gorgeous fall day. The event also serves as a fundraiser for the Redlands Animal Shelter, and the NYE Orange Drop, a free event that the Chamber hosts.

Date/Time

Setup	Date 10/20/2024	Time 7AM	Location(s) Ed Hales Park, Smiley Park
Event Starts	Date 10/20/2024	Time 9AM	Location(s) Ed Hales Park
Event Ends	Date 10/20/2024	Time 1PM	Location(s) Smiley Park
Dismantle	Date 10/20/2024	Time 1PM	Location(s) Smiley Park

*Submit a Site Plan for each venue listed

Anticipated Attendance: Total 700 Per Day 600

Anticipated Participants: Total 600 Per Day 600

CONTACTS Person(s) or Agent(s) responsible for and authorized to represent this event on all matters:

	Primary Contact:	Secondary Contact
Name:	Evan Sanford, Executive Director	Noah Moeller, Assistant to the Executive Director
Address:	47 N. First St.	47 N. First St.
City, State, Zip	Redlands, CA 92373	Redlands, CA 92373
Phone:	909-793-2546	909-793-2546
Email:	director@redlandschamber.org	noah@redlandschamber.org

Name of Organization: Redlands Chamber of Commerce Is it Non-Profit? Yes

Tax I.D. #: 95-1137980

Yes	No	
(Y)	( )	Is this an annual event? How many years have you been holding this event? 6 years, non-consecutive
(Y)	( )	Street Closure(s) requested? If yes, please complete Street Closure Permit Application and Barricade Rental Form in Appendix A
( )	(N)	Does this event involve a parade? Please complete Parade/Public Assemblies Permit Application form in Appendix A
( )	(N)	Will you be serving alcohol? If yes, please complete both Alcohol Permit forms in Appendix A
( )	(N)	Are you requesting use of the Prospect Park Sign? If yes, please complete the Sign Request form in Appendix A
( )	(N)	Are you requesting use of the City Stage? If yes, please complete the Show Mobile Rental form in Appendix A
(Y)	( )	Vendor(s)? If yes please complete the Vendor List in Appendix A.

APPENDIX A

SITE PLAN

Your event site plan/route map should include but not be limited to:

- ☑ An outline of the entire event venue including the names of all streets or areas that are part of the venue and the surrounding area. If the event involves a moving route of any kind, indicate the direction of travel and all street or lane closures.
- ☑ The location of fencing, barriers and/or barricades. Indicate any removable fencing for emergency access.
- ☑ The provision of minimum twenty foot (20') emergency access lanes throughout the event venue.
- ☑ The location of first aid facilities and ambulances.
- ☑ The location of all stages, platforms, scaffolding, bleachers, grandstands, canopies, tents, portable toilets, booths, beer gardens, cooking areas, trash containers and dumpsters, and other temporary structures.
- ☑ A detail or close-up of the food booth and cooking area configuration including booth identification of all vendors cooking with flammable gases or barbecue grills
- ☑ Generator locations and/or source of electricity.
- ☑ Placement of vehicles and/or trailers.
- ☑ Exit locations for outdoor events that are fenced and/or locations within tents and tent structures.
- ☑ Identification of all event components that meet accessibility standards.
- ☑ A parking and/or shuttle plan for events that are likely to exceed parking lot capacity of the space you are using.
- ☑ Other related event components not listed above.

TIMELINE

Please provide a narrative and timeline of your event. You may provide this information as an attachment if necessary.

HOUR	ACTION
Attached seperate document	

SECURITY PLAN

YES NO

❑ ☑ Have you hired a licensed professional security company to develop and manage your event's security plan? If yes, you are required to provide a copy of the security company's valid Private Patrol Operator's License issued by the State of California.

Security Organization _____

Address Street _____

City_____State_____Zip _____

Telephone Day_____Evening_____Fax _____ Pager/Cellular _____

Private Patrol Operator License# _____

Please describe your security plan including crowd control, internal security or venue safety, or attach the plan to this application. _____

_____

_____

_____

_____

MEDICAL PLAN

Any event that has physical activity or is a race and has above 50 people requires amedical plan.

YES NO

❑ ☑ Have you hired a licensed professional emergency medical services provider to develop and manage your event's medical plan?

If yes, please list: _____

Medical Services Provider _____

Address Street _____

City_____State _____ Zip _____

Telephone Day_____Evening_____Fax _____ Pager/Cellular _____

Please describe your medical plan including your communications plan, the number, certification levels (MD, RN, Paramedic, EMT) and types of resources that will be at your event and the manner in which they will be managed and deployed. Your plan should include hours of setup and dismantle of medical aid areas. You may attach the plan to this application if necessary.

_____

_____

_____

_____

_____

_____

ACCESSIBILITY PLAN

This checklist is intended to serve as a planning guideline and may not be inclusive of all City, County, State and Federal access requirements. You may attach more detailed information if necessary.

YES NO

☑ ☐ Will there be a Clear Path of Travel throughout your event venue? Please describe _
The event will take place on the street/sidewalks with accessible ramps to get onto the sidewalks

☐ ☑ Have you developed a Disabled Parking and/or Transportation Plan (including the use of public transportation or shuttle services) for your event? Please describe People are going to be using public parking

☑ ☐ Will a minimum of 10% of portable rest rooms at your event be accessible? Pleasedescribe
People will have access to use the A.K. Smiley Library Restrooms

☑ ☐ Will all food, beverage and vending areas be accessible? Pleasedescribe
They will all be outside of the grass so anybody can visit them.

☑ ☐ Will all signage be provided in highly contrasting colors and placed so pedestrian flow will not obstruct its visibility? Pleasedescribe Yes there will be layouts handed out to people with colors along with signage throughout the park.

☐ ☑ If telephones are provided, will at least one telephone at each phone bank have a volume control and is hearing aid compatible? Please describe
No telephones will be provided.

☐ ☑ If an information center is provided at your event will customer service representatives be available to assist disabled individuals? Please describe
No information center is required for this event.

☑ ☐ If all areas of your event venue cannot be made accessible will maps or programs be made available to show the location of accessible rest rooms, parking, phones (if any), drinking fountains, and first aid stations? Pleasedescribe All fliers will have the event information provided.

RESTROOM FACILITIES PLAN

You are required to provide portable rest room facilities at your event, unless you can substantiate the sufficient availability of both ADA accessible and non-accessible facilities in the immediate area of the event site which will be available to the public during your event. Indicate on your timeline when portable toilets will be set up.

Yes No

☑ ☐ Do you plan to provide portable rest room facilities at your event?

If yes: Total number of portable toilets 4

If no: Please explain:

Rest Room Company Lux Dumps

Address Street 1245 Columbia St.

City Redlands State California Zip 92374

Telephone Day 909-908-1246 Evening Fax Pager/Cellular

LIST OF VENDORS

Please provide a list of vendors, what they are there for and their business license numbers. Keep in mind that this list of vendors cannot change after the event has been approved. All must have a Redlands business license in order to participate with your event. If you need more entries, please attach a list with the same information to your event package. Vendors include all businesses either performing a service or selling at your event. All food concessioners must meet the San Bernardino Counties Department of Public Health Food Handler's and Fire Suppression requirements.

Yes	No	
☐	☑	Will items or services be sold at your event?
☑	☐	Will you have some education only (not selling a product or service) booths?
☐	☑	Will items or services sold at your event present unique liability issues (e.g. massage, etc.)?
☑	☐	Does your event include food concession and/or preparation areas?
☐	☑	Do you intend to cook food in the event area?

If yes, please specify method:

- ☐ Gas
- ☐ Electric
- ☐ Charcoal
- ☐ Other (specify) _____

VENDOR	SERVICE THEY ARE PROVIDING	REDLANDS BUSINESS LICENSE NUMBER	EDUCATIONAL INFORMATION ONLY? (Y/N)

ENTERTAINMENT PLAN

YES NO

☑ ☐ Are there any musical entertainment features related to your event?

If yes, complete the following information or provide an attachment listing all bands/performers, type of music, sound check and performance schedule.

Number of Stages None

Number of Performers/Bands 1

Performer/Band name and music type DJ

☑ ☐ Will sound checks be conducted prior to the event?

If yes, Start time 9AM Finish time 9:30AM

☑ ☐ Will sound amplification be used?

If yes, Start time 10AM Finish time 1PM

☐ ☑ Do you plan to have a patron dance component to either live or recorded music at your event?

If yes, please describe

☑ ☐ Please describe the sound equipment that will be used for your event

Speakers

☐ ☑ Will inflatables, such as jumpers, or similar devices be used at your event?

If yes, please describe

☐ ☑ Does your event include the use of fireworks, rockets, lasers, or other pyrotechnics?

If yes, please fill out a fireworks permit also located in this packet.

If yes, please describe

☑ ☐ Will your event include the use of any signs, banners, decorations, or special lighting?

If yes, please describe Small event banners throughout the park. Business banners on tables.

☐ ☑ Will there be massage activities at your event? If yes, please describe

☑ ☐ Do your event plans include any, drawings or raffle opportunities?

If yes, please describe There is a dog costume contest for prizes.

ALCOHOL

Please Note: You will need to have your alcohol permit approved by Redlands city council prior to your event. A copy of your Alcohol license will be needed after city council approval, before the event.

Yes No

☐ ☑ Does your event involve the use of alcoholic beverages?

If yes, please check all that apply:

- ☐ Free/Host Alcohol
- ☐ Alcohol Sales
- ☐ Host and Sale Alcohol
- ☐ Beer
- ☐ Beer and Wine
- ☐ Beer, Wine and Distilled Spirits

Please describe your security plan to ensure the safe sale or distribution of alcohol at your event. _____

MITIGATION OF IMPACT

YES NO

☑ ☐ Have you met with the residents, businesses, places of worship, schools and other entities that may be directly impacted by your event? If yes, please attach a complete list of these entities.

If no, please explain _____

☐ ☑ Do you have a sample of the notice that you propose to distribute two weeks prior to your event? If yes, please attach.

If no, please explain It was a simple conversation with businesses that there will be rolling closures but nothing permenant.

MARKETING AND PUBLIC RELATIONS

Yes No

☑ ☐ Will this event be marketed, promoted, or advertised in any manner?

f yes, please describe Social media, news outlets, at networking events, banners

☐ ☑ Will there by live media coverage during the event?

f yes, please describe

☐ ☑ Will media vehicles be parked within the event venue?

f yes, please describe safety plan

☐ ☑ Do you have a plan to control or limit the placement and/or distribution of promotional signage, stickers, and other items?

f yes, please describe

INSURANCE REQUIREMENTS

Regardless of the event you are required to have insurance that indemnifies the city of Redlands listing the location date and time.

Name of Insurance Agency Hub International Insurance

Address Street P.O. Box 5345

City Riverside State CA Zip 92517

Telephone Day (951) 788-8500 Evening Fax Pager/Cellular

Contact Name Samantha Orf

Policy Type General Liability

Policy Amount $2,000,000 - General Aggregate

Policy Number PHPK2340096

AFFIDAVIT OF APPLICANT

I certify that the information contained in the foregoing application is true and correct to the best of my knowledge and belief that I have read, understand and agree to abide by the rules and regulations governing the proposed Special Event under the Redlands Municipal Code and I understand that this application is made subject to the rules and regulations established by the City Council and/or the City Manager or the City Manager's designee. Applicant agrees to comply will all other requirements of the City, County, State, Federal Government, and any other applicable entity which may pertain to the use of the Event venue and the conduct of the Event. In the event that a possessory interest subject to property taxation is created by virtue of this use permit, I agree to pay all possessory interest taxes and the City shall not be liable for the payment of such taxes I further agree that the payment of any such taxes shall not reduce any consideration paid to the City pursuant to this use permit. I agree to abide by these rules, and further certify that I, on behalf of the Host Organization, am also authorized to commit that organization, and therefore agree to be financially responsible for any costs and fees that may be incurred by or on behalf of the Event to the City of Redlands.

Print Name of Applicant/Host Organization Evan Sanford/Redlands Chamber of Commerce

Title Executive Director

Signature Evan Sanford

Date 8/16/24

Print Name of Professional Event Organizer Evan Sanford

Title Executive Director

Signature Evan Sanford

Date 8/16/24

2024 Dog Jog Agenda

7:00AM: Staff arrives at Ed Hales and Smiley Parks for set up

9:00AM: Check-in Begins

9:15/30: The Energy Lab begins to lead a stretch/yoga before event

10:00AM: Evan welcomes everybody, goes over the event

10:10AM: Group Photo taken

10:12AM: Jog starts

10:50AM: Demonstration from County

11:05AM: Zoom Room Agility Demonstration

11:20AM: Hot Dog Eating Competition

12:00PM: Costume Contest Begins

12:30PM: Adoptable Dog Parade

12:50PM: Judges Announce Winners

1:00PM: Event Over

1:15PM: Teardown

2:30PM: Site is cleared

Thank you for completing your Special Event Permit Application. Before you submit your application to the City of Redlands, please make sure that the following steps have been completed:

Have you?

- ☑ Signed and dated your application?
- ☑ Attached your event site plan?
- ☒ Attached your event parking and shuttle plan?
- ☒ Attached your event security plan?
- ☒ Provided a copy of your security company's Private Patrol Operator's License?
- ☒ Attached your event medical plan?
- ☒ Attached a copy of your accessibility plan?
- ☑ Attached a complete entertainment list and schedule?
- ☑ Included letters of support or endorsement from impacted entities and community groups within your venue area?
- ☑ Provided samples of communications that will be distributed to impacted residents, businesses, schools, places of worship and other entities?
- ☑ Attached your Certificate of Insurance?
- ☑ Attached a copy of your IRS 501(C) tax exemption letter?
- ☒ Included any County, State, or Federal permits that may be required to hold your event in the selected venue?
- ☒ Applied for a Police Vice Permit, if applicable?

Submit your completed permit application to:

Special Events
35 Cajon St. Suite #222
Redlands, CA 92373

City of Redlands

In-Kind Support Request

Event Name: Redlands Chamber Dog Jog

Event Date(s): 10/20/2024 **Location(s):** Ed Hales Park, Event Route, Smiley Park

Rain Out Date: N/A **Beginning Time:** 9AM **End Time:** 1PM

Describe Your Request:

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

We are request access to electricity/outlets at Ed Hales Park. Trash cans to be set up and picked up throughout the route to avoid littering. Hard barricades on 5th and State, and on Eureka between Brookside and Olive. Also a rolling barricade as participants pass through the race. A PD approved route will also be attached to this application.

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

- [x] Traffic (*Personnel, equipment, cones, barricades, no-parking* — personnel, barricades, no-parking
- [x] Police (*Public Safety Personnel)* — Public Safety Personnel
- [x] Fire (*Paramedics, Inspectors)* — On-site first-aid if necessary
- [x] Parks *(Cleanup Personnel, Ball Field Lights)* — Garbage set up and pick up throughout route
- [ ] Facility

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

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

- [ ] Other

Group/Organization Name: Redlands Chamber of Commerce

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

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

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

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

Primary Contact Name & Title: Evan Sanford, Executive Director

Mailing Address: 47 N. First St., Redlands, CA 92373

Phone Number: 909-793-2546 **E-Mail Address:** director@redlandschamber.org

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

Positive outcomes for your organization from this

This event allows for the chamber to raise funds, not only for the NYE Orange Drop, but also for the Redlands Animal Shelter that is always in need of additional help. It also allows community members to engage with local Chamber Members that they may not have heard of before.

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

This event shows off the community by taking the attendees through Historic Downtown, and some of the oldest neighborhoods in the area. It brings in people in from all over the Inland Empire and ends at a time and in a location that encourages people to shop, eat, and relax at local spots.

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

	Proposed Event	Previous Event Actuals	Vendors
Attendance: Redlands Residents	400	300	~27
Attendance: Non-Residents	200	150	~12
Food & Beverage Sales	$0	$0	Unknown
Merchandise Sales	$0	$0	Unknown
Ticket/Entrance Fees	$25/ticket	$25/ticket	$200 for non-members, $100 for Members
Other	$0	$0	$0
Total Revenue	$4,000		$1,200

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

Signature: [signature] **Title:** Executive Director

Please Print Your Name: Evan Sanford **Date:** 8/16/24

To Be Completed by the City of Redlands

Date Received: **Received By:**

Notes:

City Manager Approval: City Council Approval:

Event: 2024 Dog Jog

PERMIT TO CLOSE STREET FOR SOCIAL EVENT(S)

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

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

Permission is hereby granted to: Redlands Chamber of Commerce

To close (street names) State Street (1) and Eureka Street (2)

Between (street names) (1) State Street and 5th Ave; (2) Eureka Street - Vine Street and the Mission Gables Bowl House

On (date) 10/20/24 **Event times -** from (time) 7 ☑ am ☐ pm to (time) 3 ☐ am ☑ pm

Address of Applicant: 47 N. First St., Redlands, CA 92373

Signature of Applicant: [signature] Salma A. Phone No. 909-793-2546

Condition(s): State Street- Collapsible A-Frames at State and 5th, also between Ed Hales Park and the parking lot (can be removed after 10:30AM)

Eureka - Collapsible A Frames at Eureka and Vine and just before resident housing on Eureka.

Event Description: Family and pet friendly event that encourages people to be active, while also raising funds for the Redlands Animal Shelter

FOR OFFICE USE ONLY

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

1. [signature] Chief of Police — Date 8/28/2024
2. [signature] Municipal Utilities & Engineering Department — Date 8/28/24
3. [signature] Facilities & Community Services Department — Date 8/29/24
4. [signature] Risk Management Division — Date 8/29/24

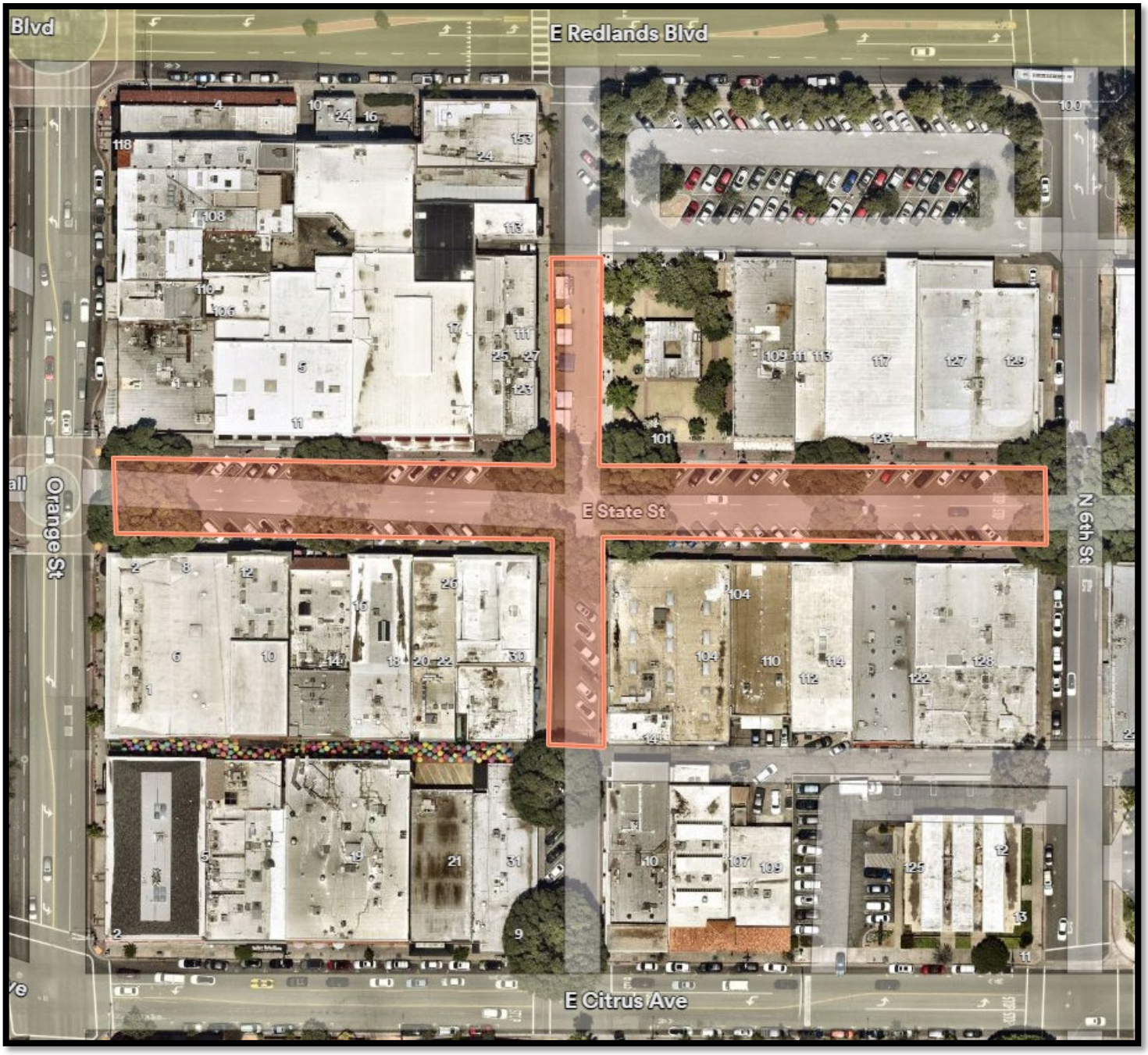
Street Closure time: From 6 ☑ am ☐ pm To 5 ☐ am ☑ pm

Staff Notes:

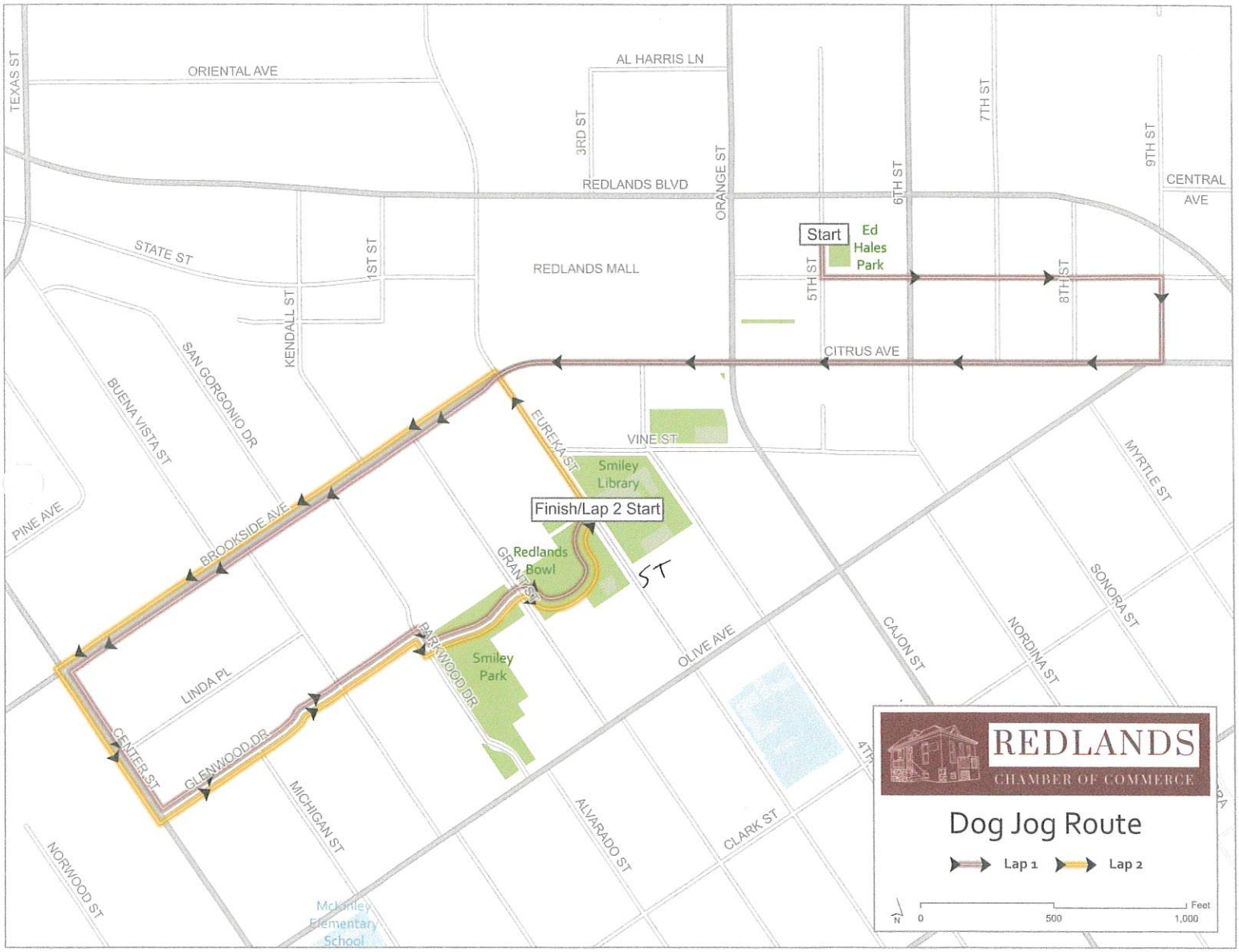
Dog Jog Eureka Street Closure



Dog Jog State/5th Street Closure



DOG JOG PARK LAYOUT 2024


TEXAS ST
ORIENTAL AVE
AL HARRIS LN
3RD ST
ORANGE ST
REDLANDS BLVD
6TH ST
7TH ST
9TH ST
CENTRAL AVE
Start
Ed Hales Park
STATE ST
1ST ST
REDLANDS MALL
5TH ST
8TH ST
KENDALL ST
CITRUS AVE
SAN GORGONIO DR
BUENA VISTA ST
EUREKA ST
VINE ST
Smiley Library
Finish/Lap 2 Start
PINE AVE
BROOKSIDE AVE
Redlands Bowl
GRANT ST
5T
MYRTLE ST
SONORA ST
CAJON ST
NORDINA ST
OLIVE AVE
Smiley Park
BARTON RD
LINDA PL
CENTER ST
GLENWOOD DR
MICHIGAN ST
ALVARADO ST
CLARK ST
NORWOOD ST
McKinley Elementary School
REDLANDS
CHAMBER OF COMMERCE
Dog Jog Route
Lap 1
Lap 2
N
0
500
1,000
Feet

REDLANDS CHAMBER

DOG JOG

SCAN ME

SCAN TO REGISTER

DATE: OCTOBER 20, 2024
CHECK-IN: 9AM | TIME: 10AM-1PM
ED HALES PARK

JOIN US AT SMILEY PARK FOR VENDORS AND COSTUME CONTEST AT 11:30AM



PRESENTING SPONSOR

Family Owned & Operated
BURGESON'S
HEATING • A/C • ELECTRICAL
SOLAR • PLUMBING
Since 1949

Paul Barich & Associates
Insurance Marketing Services, Inc.

TELEDYNE BATTERY PRODUCTS
Everywhereyoulook™

Rochford Realty & Investments

Southern California Edison
An EDISON INTERNATIONAL Company

Totally Raw
Trusted Pet Food for Pet Parents

ForeverLawn
Pacific Coast

Junk Dawgs
Junk Removal and Hauling

Redlands Community Hospital

FOLLOW US ON INSTAGRAM @REDLANDSDOGJOG

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

Departmental Charges (Personnel & Equipment)	**2024/2025 Amount**	**Type**	**2023/2024 Amount**
Police Personnel[1]	$9,060.00	Hard Cost	$6,440.00
Fire Personnel[1]	$0.00	Hard Cost	$0.00
Facilities & Community Services Personnel[1]	$2,888.00	Hard Cost	$0.00
Personnel & Equipment Subtotal	**$11,948.00**		**$6,440.00**
Fees Established by City Council Resolution			
Park Reservation	$0.00	Soft Cost	$1,688.00
FCS Equipment	$0.00	Soft Cost	$0.00
Fire Equipment	$0.00	Soft Cost	$0.00
Fees Subtotal	$0.00		$1,688.00
Total Departmental Charges and Fees	**$11,948.00**		$8,128.00
	$9,060.00 **$2,888.00** **$11,948.00**		**$6,440.00** **$1,688.00** **$8,128.00**

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

The following table summarizes the total estimated costs associated with the use of City resources and waiver of fees approved for events scheduled during Fiscal Year 2022-23 to date:

TABLE 2: FY 2024-25 Fee Waivers to date

Hard Costs	**Soft Costs**	**Deposits Refunded**	**Waiver Amount**	**Net Amount**
$91,423.50	$5,466.70	$0.00	$96,890.20	$96,890.20

REDLCHA-02 SORF

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 12/20/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 0757776 HUB International Insurance Services Inc. PO Box 5345 Riverside, CA 92517	CONTACT NAME: Samantha Orf PHONE (A/C, No, Ext): (909) 379-1340 FAX (A/C, No): E-MAIL ADDRESS: samantha.orf@hubinternational.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Philadelphia Indemnity Insurance Company	18058
INSURED Redlands Chamber of Commerce 47 North First Street Redlands, CA 92373	INSURER B : Sequoia Insurance Company	22985
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR	X		PHPK2632297	12/9/2023	12/9/2024	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS			PHPK2632297	12/9/2023	12/9/2024	BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						X PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N	N/A		QWC1285793	6/1/2023	6/1/2024	E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
A	Liquor Liability			PHPK2632297	12/9/2023	12/9/2024	Per Occurrence	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: NYE Orange Drop 12/31/23

Certificate holder is named as Additional Insured for General Liability and Liquor Liability per attached forms, as required by written contract.

"Should the policies be cancelled before the expiration date, Hub International Insurance Services Inc. (Hub), independent of any rights which may be afforded within the policies to the certificate holder named below, will provide to such certificate holder notice of such cancellation within thirty (30) days of the cancellation date, except in the event the cancellation is due to non-payment of premium, in which case Hub will provide to such certificate holder notice of such cancellation within ten (10) days of the cancellation date".

CERTIFICATE HOLDER

City of Redlands
P.O. Box 3005
Redlands, CA 92373

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



ACORD 25 (2016/03) © 1988-2015 ACORD CORPORATION. All rights reserved.
The ACORD name and logo are registered marks of ACORD

City Council Meeting **I. 9.**

DATE: 10/01/2024

TO: Honorable Mayor and City Council Members

SUBJECT: Approve the sole source purchase order for the purchase of five (5) Blue Series Cabinets Part CAB18036 and three (3) Blue Series Cabinets Part STCAB3575-77 from Econolite for an amount not to exceed $124,966.96 (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 of five (5) Blue Series Cabinets Part CAB18036 and three (3) Blue Series Cabinets Part STCAB3575-77 from Econolite for an amount not to exceed $124,966.96.

RECOMMENDATION:

Staff recommends that the City Council approve a sole source purchase order for the purchase of five (5) Blue Series Cabinets Part CAB18036 and three (3) Blue Series Cabinets Part STCAB3575-77 from Econolite for an amount not to exceed $124,966.96.

DISCUSSION:

The City of Redlands is proactively addressing the aging components of its traffic signal infrastructure, which includes maintaining 74 traffic signals and numerous illuminated crosswalks. Many of the City's video detection systems have surpassed their expected lifespans, making replacement parts difficult to source. To ensure continued reliability, the Facilities and Community Services Department (FCS) and the Municipal Utilities and Engineering Department (MUED) have collaborated to standardize signal specifications. Iteris, Inc. was identified as the industry leader in video detection systems, due to the

specialized nature of this equipment and lack of alternatives. Thus, staff recommends a Sole Source procurement for these critical upgrades.

Additionally, approximately 50% of the city's traffic signal cabinets that house essential control equipment are beyond their recommended 20-year lifespan, with some over 30 years old. In response, the City Council allocated $125,000 of the FY 24-25 budget to replace these cabinets. These cabinets will be installed in partnership with Yunex, the City's maintenance company, with a target completion date by the end of the fiscal year. These upgrades are crucial investments in maintaining the safety and efficiency of the city's traffic management systems.

ALTERNATIVES:

City Council may elect not to approve the sole source purchase order and direct staff accordingly.

STRATEGIC PLAN:

Supports Strategic Plan Priority B - Public Health and Safety

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

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

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

PREPARED BY:
Salomon Abdel-Aziz, Management Analyst

Fiscal Impact

Fiscal Year:	FY 2024-25
Revenue Generating:	No
Appropriation Required Y/N:	N
Amount:	$124,966.96
Budgeted Y/N:	Y

Account No.: 101302-8706

Discussion:

Sufficient funding for this service is included in the Street and Electrical Division budget (101302) for Fiscal Year 2024-2025 as approved by City Council.

Attachments

Sole Source Letter

Sole Source Vendor Quote

Econolite Sole Source

To: City of Redlands
From: Corey Kelly
Date: 7-31-24
Re: Sole Source

To whom it may concern,

This letter is to verify that Econolite located at 1250 N. Tustin Ave., Anaheim, California 92807 is the sole developer, provider or manufacturer of any and all, “Econolite” and “Safetran” products in the state of California.

This would include:

1. **Plug-N-Go Cabinets and Hardwire**: TS1 and TS2
2. Controllers: **Cobalt® and Safetran 2070®**. This also includes any products or licensing that would be associated with Econolite proprietary products. Example: **ASC3®** or **EOS®** software upgrades can only be purchased through Econolite as the software is developed, registered, and licensed for use only by Econolite.
3. System software: **Centracs®**, **Centracs MOE®, Centracs SPM®**. Example: **Centracs®** software upgrades can only be purchased through Econolite as the software is developed, registered, and licensed for use only by Econolite.
4. **Autoscope®** video detection: **ENCORE®, Rack Vision Terra®** and **Vision®** are registered trademarks of Image Sensing Systems. Econolite is the sole distributor of **Autoscope®** products in the United States.
5. **Econolite Blue Series Cabinets.**
6. In-ground wireless detection: Econolite-branded **AccuSense® sensors, peripherals, and software.**
7. **Econolite Signals and Display Products**
8. **Econolite branded BIU’s, Load Switches, Power Supplies, Zinc Blue UPS** and any other products with the **Econolite®** name.
9. **Econolite EVO Radar Detection.**

If you have any questions concerning this matter, please contact me at (714) 273-4912.

We appreciate the opportunity for your business!

Thank You,

Corey Kelly
Econolite

Quotation

7/30/2024

To:

Mike Foster Redlands, CA; City of	Quote Name: Blue Series Cabinets Quote - 332L and P44 Project Reference: Econolite Reference: Q-46177-3455

Item #	Part	Qty	Description	Tariff	Price per	Extended
1	CAB18036	5	BLUE SERIES, TS2-1 PNG P44 BM 16 HORIZ CAB BLUE SERIES IN/OUT-BARE ALSO INCLUDES: PLUG-IN'S LINE ITEMS 2-7 PER CABINET	$49.23	$14,385.50	$71,927.50
2	44623P5	1	FLASHER, 2 CKT 15A SOLID STATE W/INDICATORS, EDI 810			
3	31095G20	16	LOAD SWITCH W/INPUT IND, SSR MODEL 200, PDC SSS-86-3			
4	0767104805	6	FLASH TRANSFER RELAY COIL VOLTAGE LED STRUTHERS-DUNN			
5	1133-141	1	MMU2-16LEip-E W/ETHERNET PORT BLUE ECPI FACEPLATE			
6	1084-046	1	PWR SUPPLY, 5 AMP EDI PS-250-E 120VAC			
7	44665G55	8	DET, 2 CH, SS OUTPUT, RACK MT EDI LM622-E			
8	STCAB3575-77	3	BLUE SERIES, 332L SILVER CAB ASSY CALTRANS, W/RM16 ALSO INCLUDES: PLUG-IN'S LINE ITEMS 9-14 PER CABINET	$33.96	$14,221.54	$42,664.62
9	0724500290	2	FLASHER, SOLID STATE, 204, PDC SSF-88			
10	0767104800	4	FLASH XFR RELAY STRUTHERS-DUNN 21/136 SERIES			
11	0712010610	1	2010ECL-SF CMU 16 CHANNEL EIA-232 PORT			
12	0754100270	12	LOAD SWITCH, SOLID STATE TRI-PACK, PDC SSS-88			
13	0744500010	2	D.C. ISOLATOR, 242, PDC DCI-82			

Quotation

14	0756700010	16	DETECTOR, EDI LM222-SF			

Subtotal	$114,592.12
Shipping & Handling*	
Taxes**	$10,026.81
Tariffs**	$348.03
TOTAL	$124,966.96

Unless specifically requested or noted on this quotation, the product(s) quoted herein may or may not comply with any Buy America requirements.
Cabinet designs are considered final at time of order. Changes requested after date of order may result in additional fees and extended shipping lead times.
The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or legally privileged material. Any review, retransmission, dissemination, or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited except as required by law.

Quote Valid For Days: 60
FOB: Econolite Factory
Terms: NET30
*Ship Terms: PPD
**Taxes and Tariffs Estimated (if included)

Corey Kelly
Corey Kelly, Account Manager, Senior
Mobile: 714-273-4912
ckelly@econolite.com

Shipping Date: To be determined at time of receipt of order

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: 8/20/24

TO: Purchasing Division

FROM: Mike Foster

Purchase Requisition # _____

Estimated Total Cost: $ 124,966.96

Proposed Vendor: Econolite

Request Term: One Time

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:

FCS and MUED worked colaborativly on standardizing traffic signal cabinets and components in an effort to make the TS system more uniform. We have selected Econolite cabinets and controllers which are highly respected in the industry and provide ease of use for the technicians.

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**
   We would need to rewrite the specs and go with another manufacturer.

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

Mike Foster 8/20/24
Prepared by Date

Department Director 8/20/24
Department Director Date

Purchasing Approvals

Purchasing Agent Approval Date

City Manager Approval Date

Rev 1.31.19

City Council Meeting **I. 10.**

DATE: 10/01/2024

TO: Honorable Mayor and City Council Members

SUBJECT: Approve the request for the temporary closure of a portion of West Pioneer Ave from Texas Street to Tennessee Street for the Citrus Valley Band Tournament event for Saturday, October 12, 2024, from 1:00 p.m. to 11:00 p.m, authorize the expenditure of city resources and in-kind support in the amount of $2,700 related to this event; and determine that this event is categorically exempt from guidelines implementing the California Environmental Quality Act (Facilities and Community Services Director Crocker)

MOTION(S):

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

1. I move that the City Council determine that the 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
2. I move to authorize the expenditure of city resources, in-kind support in the amount of $2,700, and the temporary street closure of West Pioneer Avenue related to this event.

RECOMMENDATION:

Staff recommends that the City Council authorize the request for in-kind support in the amount of $2,700, and approve the temporary street closures related to the event.

DISCUSSION:

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

The Citrus Valley High School Music Boosters (CVHS) are requesting approval to hold the Citrus Valley Band Tournament event on Saturday, October 12, 2024. This request requires City Council approval due to the need for a temporary street closure, to manage traffic flow and ensure the safety of both event participants and pedestrians, along West Pioneer Avenue between Texas Street and Tennessee Street from 1:00 p.m. to 11:00 p.m. A soft closure will be placed at the east side of the Tennessee Street and West Pioneer Avenue intersection, to allow CVHS parking lot access for attendees and participants. Hard closures will be placed on the west side of the West Pioneer Avenue and Texas Street intersection and the east side of the CVHS parking lot driveway, on West Pioneer Ave. Additionally, Citrus Valley High School Music Boosters are seeking in-kind support, including personnel and equipment from the Facilities and Community Services Department, with an estimated value of $2,700.00.

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

ALTERNATIVES:

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

STRATEGIC PLAN:

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

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

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

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

PREPARED BY:
Jaclyn Ramirez, Administrative Assistant II

Fiscal Impact

Fiscal Year:	FY 2024/25
Revenue Generating:	No
Appropriation Required Y/N:	N
Amount:	$2,700.00
Budgeted Y/N:	N
Discussion:	

Please see the "Fiscal Impact" attachment for reference.

Attachments

In-Kind Request
Event Map
Verification of Non-Profit
Street Closure
Fiscal Impact

City of Redlands

In-Kind Support Request

Event Name: Citrus Valley Band Tournament

Event Date(s): 10/12/2024 **Location(s):** Citrus Valley High School

Rain Out Date: none **Beginning Time:** 3:00pm **End Time:** 9pm

Describe Your Request:

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

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

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

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

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

- [ ] Other

Group/Organization Name: Citrus Valley HS Music Boosters

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

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

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

Has your Group/Organization received fee waivers from the City in the past? no

Primary Contact Name & Title: Austin Meiners

Mailing Address: 800 W Pioneer Ave Redlands 92374

Phone Number: 9092735755 **E-Mail Address:** austinmeiners@gmail.com

Updated 6/2021

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

Positive outcomes for your organization from this

To help maintain safety and flow of incoming marching band and supporters, we are seeking to close off the street of Pioneer Ave between Texas and Tennesee from 1pm-10pm. By having the street closed, it allows us to create a system for bands/school buses to enter while allowing patrons a secondary entrance while not causing stress on the volunteers or the community of locals potentially driving in the area.

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

Over 2000 non Redlands citizens come out to enjoy performances of marching bands and venture out to the city for breakfast/lunch/dinner around the town. We also use local vendors at our event who benefit from their sales during the competition.

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

	Proposed Event	Previous Event Actuals	Vendors
Attendance: Redlands Residents	500		
Attendance: Non-Residents	2000		
Food & Beverage Sales	$5000		
Merchandise Sales	0		
Ticket/Entrance Fees	$1500		
Other	$0		
Total Revenue	$6500		

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

Signature: Austin Meiners Digitally signed by Austin Meiners Date: 2024.09.05 15:31:36 -07'00' **Title:** Band Director

Please Print Your Name: Austin Meiners **Date:** 9/5/2024

To Be Completed by the City of Redlands

Date Received: 09/07/2024 **Received By:** [signature]

Notes:

City Manager Approval: City Council Approval:

CVHS Marching Band Street Closure



INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date:

Employer Identification Number:

DLN:

CVHS MUSIC BOOSTERS
PO BOX 1453
HIGHLAND, CA 92346

Contact Person:
DEBRA JOHNSON ID#
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
June 30
Public Charity Status:
170(b)(1)(A)(vi)
Form 990 Required:
Yes
Effective Date of Exemption:
April 14, 2010
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Please see enclosed Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.

Letter 947 (DO/CG)

CVHS MUSIC BOOSTERS

Sincerely,

Robert Choi
Director, Exempt Organizations
Rulings and Agreements

Enclosure: Publication 4221-PC

Letter 947 (DO/CG)

Event: Citrus Valley Band Tournament

PERMIT TO CLOSE STREET FOR SOCIAL EVENT(S)

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

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

Permission is hereby granted to: Citrus Valley Music Boosters

To close (street names) Pioneer Ave

Between (street names) Texas Ave and Tennesee Ave

On (date) 10/12/24 **Event times -** from (time) 3 ☐ am ☑ pm to (time) 9 ☐ am ☑ pm

Address of Applicant: 800 W Pioneer Ave

Signature of Applicant: Austin Meiners Digitally signed by Austin Meiners Date: 2024.09.05 15:16:30 -07'00' Phone No. 9092735755

Condition(s): To help maintain safety and flow of incoming marching band and supporters, we are seeking to close off the street of Pioneer Ave between Texas and Tennesee from 1pm-10pm. Volunteers will be stationed with signage at each side to allow bands entry.

Event Description: Marching Band Tournament in the Hodges Stadium at CVHS. Event Performances begin at 4pm and end at 9pm 14 High School Bands Perform with parent and supporters in attendance for the duration of the event.

FOR OFFICE USE ONLY

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

1. Rachel Hall — Chief of Police — Date: 9/9/2024
2. Donald Yu — Municipal Utilities & Engineering Department — Date: 9/10/24
3. [signature] — Facilities & Community Services Department — Date: 9/10/24
4. E. Reeves — Digitally signed by Erik Reeves Date: 2024.09.07 19:25:06 -07'00' — Risk Management Division — Date: 9/7/24

Street Closure time: From 1 ☐ am ☑ pm To 11 ☐ am ☑ pm

Staff Notes:

CITY STAFF (PCS) WILL ERECT NECESSARY SIGNAGE AND DETOURS. ERIK R

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

Departmental Charges (Personnel & Equipment)	**2024-2025 Amount**	**Type**	**2023-2024 Amount**
Police Personnel[1]	$0.00	Hard Cost	$0.00
Fire Personnel[1]	$0.00	Hard Cost	$0.00
Facilities & Community Services Personnel[1]	$0.00	Hard Cost	$0.00
Personnel & Equipment Subtotal	**$2,700.00**		$0.00
Fees Established by City Council Resolution			
Park Reservation	$0.00	Soft Cost	$0.00
FCS Equipment	$0.00	Soft Cost	$0.00
Fire Equipment	$0.00	Soft Cost	$0.00
Fees Subtotal	**$0.00**		**$0.00**
Total Departmental Charges and Fees	**$0.00**		$0.00
	$2,700.00 **$0.00** **$2,700.00**	Hard Cost Soft Cost Total	**$0.00** **$0.00** **$0.00**

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

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

TABLE 2: FY 2024-25 Fee Waivers to date

Hard Costs	**Soft Costs**	**Deposits Refunded**	**Waiver Amount**	**Net Amount**
$109,798.80	$5,677.70	$0.00	$115,476.50	$115,476.50

City Council Meeting **I. 11.**

DATE: 10/01/2024

TO: Honorable Mayor and City Council Members

SUBJECT: Approve a license agreement with Dawg Social LLC to operate a hot dog cart located at City Hall, 35 Cajon Street, and determine that approval of the agreement is exempt from environmental review pursuant to Section 15301 of the State's guidelines implementing the California Environmental Quality Act (Facilities and Community Services Director Crocker)

MOTION(S):

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

1. I move to determine that approval of a License Agreement with Dawg Social LLC is exempt from environmental review pursuant to Section 15301 of the California Environmental Quality Act Guidelines; and

2. I move to approve a License Agreement with Dawg Social LLC to operate a hot dog cart at City Hall, 35 Cajon Street.

RECOMMENDATION:

Staff recommends that the City Council approve the License Agreement with Dawg Social LLC to operate a hot dog cart for an outdoor dining area located at City Hall, 35 Cajon Street, and determine that approval of the project is categorically exempt from further environmental review pursuant to Section 15301 of the California Environmental Quality Act Guidelines.

DISCUSSION:

The City of Redlands City Hall complex located at 35 Cajon Street includes the administrative offices of the City. It provides residents with a place to pay city utility bills as well as procure permits from Engineering, Planning, and Building & Safety. It is also the site of City Council meetings and a public parking lot,

providing free parking when visiting the downtown area.

Dawg Social, LLC (Dawg Social) proposes operating a food cart serving hot dogs at the City Hall complex. The cart will provide a traditional hot dog cart experience by serving locally sourced hot dogs. The business also donates a percentage of sales from the cart to local dog shelters. Last year, Dawg Social donated approximately $4,400 to the Redlands Animal Services during the first 9 months of the City's previous license agreement. The proposal is to enter into a new License Agreement for a two (2) year term to permit the use of City Hall grounds to operate a hot dog cart. Per the License Agreement, Dawg Social will maintain this area and ensure compliance with the License Agreement and all applicable laws, including all County Health requirements. The License Agreement requires a monthly rent of $250.00.

Staff recommends that the License Agreement is categorically exempt from the requirements of the California Environmental Quality Act guidelines pursuant to Section 15301. This section pertains to existing facilities and applies when there is no resulting expansion of use. The approval of the agreement is consistent with this exemption as it is within a developed portion of South 5th Street and will primarily service existing customers coming to Downtown Redlands.

ALTERNATIVES:

The City Council may decline the approval of the License Agreement or provide alternative direction to staff.

STRATEGIC PLAN:

Not Applicable

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

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:
Joe Bierma, Administrative Analyst

Fiscal Impact

Fiscal Year: 2024-2026

Revenue Generating: Yes

Amount: $6,000.00

Account No.: 101303

Discussion:

The License Agreement with Randy Nordgren will provide $3,000.00 annually, over a two-year period, for a total of $6,000 which will be deposited into the General Fund.

Attachments

Agreement

LICENSE AGREEMENT BY AND BETWEEN
THE CITY OF REDLANDS AND DAWG SOCIAL LLC

This License Agreement ("License") is made and entered this 1st day of October, 2024 ("Effective Date"), by and between the City of Redlands, a municipal corporation and general law city ("City"), and Dawg Social LLC, a California limited liability company ("Licensee"). City and Licensee are sometimes individually referred to herein as a "Party" and, together, as the "Parties."

RECITALS

WHEREAS, Licensee is the owner and operator of a food cart in the City of Redlands; and

WHEREAS, City is the owner in fee simple of the City Hall Complex located at 35 Cajon St., Redlands, CA 92373 (the "Property"); and

WHEREAS, Licensee desires to provide its customers with an outdoor dining venue on a portion of the City Hall Complex property; and

WHEREAS, City and Licensee desire to enter into this new License to set forth terms and conditions under which City will license a portion of the Property to Licensee; and

WHEREAS, City and Licensee desire to cooperate to further the above-stated purpose in a way compatible with the public interest.

NOW, THEREFORE, in consideration of the mutual promises contained herein, City and Licensee agree as follows:

AGREEMENT

Section 1. Premises. City hereby grants to Licensee a license (the "License") to provide outdoor dining services within a portion of the Property in connection with the operation of Licensee's food cart at the City Hall Complex. The outdoor dining area subject to this License consists of approximately one hundred (100) square feet and is more particularly described in Exhibit "A," (the "Premises"), which is attached hereto and incorporated herein by this reference.

Section 2. Acknowledgment of License and Disclaimer of Tenancy.

A. Licensee acknowledges and agrees that City is the owner of Premises and that nothing in this License grants to Licensee any rights, title, or interest in the Premises, except for the revocable, non-exclusive right to use the Premises as provided in this License. Licensee is not a tenant or lessee of City and holds no rights of tenancy or leasehold in relation to the Premises.

B. In consideration of City's grant of this License, Licensee specifically and expressly waives, releases, and relinquishes any and all rights to assert any claim of right, privilege, or interest in the Premises other than the rights expressly granted by this License.

C. The consideration paid by Licensee pursuant to Section 4 of this License is consistent with the value of the rights comprising the License privilege and does not reflect the higher market value for a greater right, privilege, or interest (such as a lease) in the Premises.

D. Licensee further acknowledges and agrees that without the representations and agreements set forth herein, City would not enter into this License.

Section 3. Term. The term of this License shall commence on October 1, 2024, and end on October 1, 2026, unless earlier terminated as provided for herein. Either Party may terminate this License by providing written notice of such termination to the other Party at least thirty (30) days prior to the notice termination date. Upon termination or expiration of this License, and upon request of City, Licensee shall remove, as requested by City, any improvements, fixtures, equipment, and other personal property placed upon the Premises by Licensee. The cost and expense of such removal, together with the repair of any damage, occasioned thereby, will be borne solely by the Licensee. If Licensee remains in possession of the Premises after expiration or earlier termination of this License without City's written consent, Licensee shall pay an increased License fee during the holdover period in the sum of four hundred dollars ($400) per month.

Section 4. License Fee. Licensee shall pay to City a monthly fee in the sum of two hundred dollars ($250.00) for use and occupancy of the Premises. The initial monthly fee payment shall be paid to City prior to October 15, 2024. All subsequent monthly fee payments shall be made prior to the second day of each month for which the fee is then due. All payments are to be made payable to the City of Redlands, Finance Department/Revenue Division, P.O. Box 3005, Redlands, California, 92373. A late fee of fifty dollars ($50) shall be added and due for any fee payment made after the tenth day of the month.

Section 5. Security Deposit. The security deposit presently held by City in the amount of one thousand dollars ($1,000) shall be retained by City to secure compliance with the terms and conditions of this License, and shall be refunded to Licensee within thirty (30) days after the Premises have been vacated by Licensee, less any amounts reasonably necessary to pay City for, (i) cleaning costs, (ii) cost for repair or damages to the Premises exclusive of ordinary wear and tear, and (iii) any other amount legally allowable under the provisions of this License. A written accounting of said costs and damages shall be presented to Licensee within ten (10) days of the Premises being vacated. If the security deposit is insufficient to pay City for such costs and damages, Licensee shall immediately pay any additional costs for damages demanded by City.

Section 6. Use of Premises.

A. Use of the premises shall be non-exclusive, as the seating in the area is used and enjoyed by all patrons of the downtown area.

B. Licensee shall use the Premises solely for the purpose of outdoor dining associated with Licensee's operation of its food cart and for no other uses.

C. During the term of this License, City shall retain the right to cause the closure of the Premises for up to three (3) events per calendar year, with ninety (90) days prior written notice given to the Licensee of each such event.

D. The hours of operation for the Premises shall be limited to 10:00 a.m. to 10:00 p.m., Monday through Sunday.

E. Licensee's use of the Premises shall not jeopardize or endanger the health, welfare, peace, or safety of persons visiting, residing, working, or conducting business in the surrounding area.

G. Licensee shall obtain a city business license and all necessary permits for its operations, including but not limited to a permit from the San Bernardino County Department of Environmental Health Services as may be required for food preparation and sales.

H. Licensee shall designate an attendee to monitor the Premises between 10:00 a.m. and 10:00 p.m. to ensure security and maintenance of the Premises in accordance with this License.

I. Licensee's operation of the Premises shall not result in nuisance activities within the Premises or in close proximity of the Premises, including but not limited to disturbance of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, littering, loitering, graffiti, illegal parking, excessive loud noises especially in the late night or early morning hours, traffic violations, curfew violations, lewd conduct, or police detentions and arrests.

J. Licensee shall ensure that the Premises' upkeep and operating characteristics are compatible with, and will not adversely affect, the livability or appropriate development of abutting properties and the surrounding neighborhood.

K. Licensee hereby grants City immediate access to the Premises in the event of an emergency; which is defined as any incident that threaten loss of life or property, interruptions of public utilities, disaster, war, acts of terrorism, strikes or similar emergencies.

Section 7. As-Is Condition. Licensee accepts the Premises in its "as-is" condition as of the Effective Date of this License, without any warranty, express or implied.

Section 8. Maintenance of Premises. Licensee shall be responsible for maintaining the Premises in a clean and orderly state. Any damage to the Premises incurred due to Licensee's use of the Premises shall be the sole responsibility of Licensee. City shall have the right to enter the Premises, at reasonable times, for inspection and maintenance purposes. Should an inspection by the City disclose the need for maintenance or repairs, City shall provide Licensee with written notice of the items requiring repair or maintenance. If action is not taken on such items by Licensee within five (5) days from the provision of such notice, City may enter the Premises and take whatever action is necessary to perform such maintenance or repairs at Licensee's expense.

Section 9. Improvements. Licensee shall not construct any fencing or improvements to the Premises without the prior written consent of City. All proposals for improvements to the Premises shall be submitted in writing to City for its consideration and prior written approval. Licensee shall have the right to remove all improvements made to the Premises by Licensee, provided such removal results in no damage to the Premises. Improvements not removed by Licensee shall, on expiration or earlier termination of this License, become the property of City. Lighting may be incorporated in such a way to prevent glare onto or direct illumination of any adjacent properties. Licensee shall cause the improvements to be constructed, rehabilitated or installed in compliance with applicable laws, including federal, state, and local laws and regulations.

Section 10. Indemnity. Licensee shall defend, indemnify and hold harmless City, and its elected officials, officers, employees and agents, from and against any and all claims, causes of action, damages and liability resulting from Licensee's negligent acts or omissions, and willful misconduct of Licensee, and its contractors, agents, employees, guests, and invitees arising from Licensee's occupation and use of the Premises or the improvements or equipment thereon, during the term of this License. This section shall survive any termination of this License.

Section 11. Public Liability and Property Damage Insurance; Worker's Compensation Insurance. Licensee shall maintain at its own cost for the term of this License, public liability and property damage insurance in the amount of one million dollars ($1,000,000) per occurrence and two million dollars ($2,000,000) in the aggregate, issued by an insurance company acceptable to City. Licensee shall provide City with a certificate of insurance and endorsements showing City as an additional insured on the policy prior to Licensee's use and occupancy of the Premises. Such insurance shall be primary with respect to City and non-contributory to any insurance or self-insurance maintained by City. The policy shall require that, before amending or canceling the policy, the issuing insurance company shall give City at least thirty (30) days prior written notice. City and Licensee acknowledge and agree that the insurance required of Licensee is subject to annual review by City and subject to increases in the amount and scope of coverage, as reasonably determined by City.

Licensee shall procure and maintain Worker's Compensation Insurance in such amount as will fully comply with the laws of the State of California, and which shall indemnify, insure and provide legal defense for both Licensee and City against any loss, claim, or damage arising from injuries or occupational diseases happening to any worker employed by Licensee in, at or about the Premises.

Section 12. Assignment Prohibited. Licensee shall not encumber, assign, sublease, or otherwise transfer this License, or any right or interest therein, without the prior written consent of City. Any such encumbrance, assignment, sublease, or transfer without such prior consent and approval of City shall constitute a breach of this License and may, at the sole discretion of City, result in the immediate termination of this License.

Section 13. Attorneys' Fees. In the event any action is commenced to enforce or interpret the terms or conditions of this License, 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 use of in-house counsel by a Party.

Section 14. Notices. Any notice or other communication required, or which may be given, pursuant to this License, shall be in writing. Any such notice shall be deemed delivered (i) on the day 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 email 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 of in accordance with this section:

CITY:	LICENSEE:
City Clerk City of Redlands 35 Cajon Street P.O. Box 3005 (mailing) Redlands, CA 92373 jdonadlson@cityofredlands.org (909) 798-7531	Randy Nordgren, President Dawg Social, LLC 1413 Padua Avenue Redlands, CA 92374 randynordgren@gmail.com 949-350-4248

Section 15. Entire Agreement/Amendment. This License constitutes the entire agreement between the Parties with respect to the subject matter hereof. Any prior verbal or written representations or agreements respecting the Premises not expressly set forth herein are null and void. Any and all amendments to this License shall be in writing and executed by the Parties.

Section 16. Termination. City shall have the right to terminate this License, with or without cause, upon thirty (30) days prior written notice to Licensee. City shall have no liability for any claims or damages resulting to Licensee as a result of any exercise by City of its right to terminate this License. This License may be terminated at the discretion of City should Licensee fail to fulfill its requirements as specified herein.

Section 17. Hazardous Materials. Licensee agrees that it will not allow or permit the use, storage, disposal or release on or about the Property, the Premises, or other improvements thereon of any Hazardous Materials by its officers, agents, contractors, employees, guest or invitees. As used herein, "Hazardous Materials" means any flammable explosives, radioactive materials, asbestos, PCB's, hazardous waste, toxic substances or any other "hazardous substances", "hazardous materials" or "toxic substances" as defined in any present or future federal, state or local law applicable to the Property, the Premises or the improvements thereon, and the rules and regulations adopted or promulgated under or pursuant to the foregoing laws.

Section 18. Breach and Default by Licensee.

A. All covenants and agreements contained in this License are declared to be conditions of this License, and to the term for which the Premises are licensed to Licensee.

B. Should Licensee fail to perform or comply with any covenant, condition or agreement contained in this License (a "Default"), which by its nature is reasonably and practically subject to cure, and the Default is not cured within fifteen (15) days after written notice of the Default is served on Licensee by City, then Licensee shall be in breach of this License.

C. If the default is one which the Parties determine requires more than fifteen (15) days to cure, Licensee commence action to cure within such fifteen (15) days and prosecute such cure diligently until completion within a reasonable time. Licensee's failure to complete such cure within a reasonable time shall also constitute a default by Licensee.

D. The Parties acknowledge and agree that Licensee's failure to perform or comply with any covenant, condition, or agreement in this License may be of such a one-time nature that such a Default is not subject to cure (e.g. Licensee's failure on a given day to abide by the hours of operation permitted by this License) (a "One-Time Default"). In such an event, City shall provide written notice to Licensee within five (5) business days of City's knowledge and determination of the occurrence of a One-Time Default. City's provision to Licensee of three such One-Time Default notices during the term of this License for Licensee's failure to perform or comply with the same (or similar) covenant, condition or agreement contained in this License shall constitute a breach by Licensee of this License.

Section 19. Amendment; Waiver. No term or provision of this License may be amended, altered, modified, or waived orally or by course of conduct, but only by an instrument in writing signed by a duly authorized officer or representative of each Party. No waiver by either Party of any provision of this License, or waiver of any breach of this License, shall be deemed to be a waiver of any other provision of this License, or of any subsequent breach by either Party of the same or any other provision of this License.

Section 20. Governing Law; Venue. This License is to be governed by and construed in accordance with the laws of the State of California, without regard to the principles of conflicts of laws. Any action by a party to this Agreement to enforce or interpret the terms hereof shall be maintained in the courts in San Bernardino County.

Section 21. Attorneys' Fees. If either Party to this License brings an action to enforce the terms hereof or declare rights hereunder, the prevailing party in such action, on trial or appeal, shall be entitled to reasonable attorneys' fees to be paid by the non-prevailing party as fixed by the court.

Section. 22. Counterparts. This License Agreement may be executed in counterparts, each of which is an original but all of which together constitute but one and the same instrument.

Section 23. Severability. If any particular provision of this License is held invalid or unenforceable for any reason by a court of competent jurisdiction, this License shall otherwise remain in full force and effect and shall be construed in all respects as if such invalid or unenforceable provision was omitted.

Executed on the 1st day of October, 2024, at Redlands, California

CITY OF REDLANDS	DAWG SOCIAL, LLC
_____	_____
Eddie Tejeda, Mayor	Randy Nordgren, President

ATTEST:

_____
Jeanne Donaldson, City Clerk

EXHIBIT “A”

City Hall

Orange Area – Licensed Space for Cart Placement (100ft^2)

Green Area – Community Dining Area



City Council Meeting **J. 1.**

DATE: 10/01/2024

TO: Honorable Mayor and City Council Members

SUBJECT: Discussion and possible action relating to the cancelation of the November 5, 2024, and the January 7, 2025, regular meetings of the City Council (Mayor Tejeda)

MOTION:

I move to approve the cancelation of the November 5, 2024, and the January 7, 2025 regular meetings of the City Council.

RECOMMENDATION:

To allow staff and Council to attend the election and cast votes, with City Council concurrence, I recommend the cancelation of the November 5, 2024, regular meeting of the City Council. And in light of the December holiday closure, I recommend the cancelation of the January 7, 2025, City Council meeting. The next regular meetings will be held on November 19, 2024, and January 21, 2025, respectively.

SUBMITTED BY:
Mayor Eddie Tejeda

City Council Meeting **K. 1.**

DATE: 10/01/2024

TO: Honorable Mayor and City Council Members

SUBJECT: Public Hearing to consider Resolution No. 8629 for the following development applications related to the construction of 164 apartment units within the Venue at Orange Apartments located at the southwest corner of Orange Avenue and Alabama Street. (Mayor to declare the meeting open as a public hearing)

A. Exemption from environmental review in accordance with Section 15332 (Infill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines for the entitlements listed above.
B. **Socio-Economic Cost/Benefit Study** prepared for the proposed project as required by Measure U.
C. **Commission Review & Approval No. 914, Revision 1** - A proposal to construct an additional 164 units consisting of three four-story apartment buildings within the Venue at Orange apartment project, pursuant to a density bonus in accordance with State Density Bonus Law (to allow up to a 50% increase in the total project density). The proposed additional 164 apartments ("Density Bonus Units") would be constructed on the south side of Orange Avenue on a 3.2-acre portion of the subject property located at the southwest corner of Orange Avenue and Alabama Street (APNs: 0292-482-01-0000, 0292-721-01-0000, 0292-721-02-0000) in the Multiple Family Residential (EV/2500RM) district of the East Valley Corridor Specific Plan.
D. **Parcel Map No. 20796** - A request to subdivide a 9.2-acre parcel into two parcels for residential development purposes. Parcel 1 is 5.9 gross acres and is developed with the Venue at Orange apartment project (105 existing residential units). Parcel 2 is 3.2 gross acres and currently vacant, and is the proposed location for the Density Bonus Units of the proposed project. The site for the Density Bonus Units is located at the southwest corner of Orange Avenue and Alabama Street (APN: 0292-482-01-0000) in the Multiple Family Residential (EV/2500RM) district of the East Valley Corridor Specific Plan.

E. **Density Bonus Agreement with Declaration of Affordable Housing Covenants and Restrictions** - A request to approve a Density Bonus Agreement which sets forth the terms and conditions to allow the Density Bonus Units and increased density for the project, the incentives/concessions and waivers that the developer is entitled to, pursuant to State law, and affordability covenants to ensure the affordability of fifty (50) apartment units for Very Low Income households throughout the Venue at Orange project for a term of 55 years.

F. **Loan Agreement** - An agreement to provide $1,500,0000 in financial assistance in the form of a forgivable loan with a term of 55 years to be funded by the Inclusionary Housing Fund for the construction of 164 apartment units, including 50 units for Very Low Income households. (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 upon applicant, or his/her representative, for comments and testimony.
5. Mayor calls for comments/questions/testimony from members of the public
   (3 minutes per speaker).
6. Mayor calls upon City Clerk to note any written comments received.
7. Mayor calls upon the applicant, or representative, for rebuttal comments (5 minutes).
8. Mayor closes the public hearing.
9. City Council considers the motion and votes.

MOTION(S):

I move that the City Council adopt Resolution No. 8629 and approve Phase 2 of the Venue at Orange project.

RECOMMENDATION:

PLANNING COMMISSION'S RECOMMENDATION
The Planning Commission voted 5-1-1 (Commissioner Smith opposed and Commissioner Marc Shaw absent) to adopt Resolution No. 1681 recommending approval of the project entitlements and the Density Bonus Agreement to the City Council.

During the meeting, the Commission discussed site design, the density bonus and the requested financial assistance for the project. The Commission was supportive of the project and its design, and recommended replacement of some of the surface parking within the project with additional landscaping (although no condition of approval was added). Some discussion was focused on building orientation and alignment in relation to providing open spaces. As proposed, the project includes a number of waivers of development standards that will reduce setbacks and building separation distances pursuant to Density Bonus Law (see discussion of Density Bonus Law in Background section below).

The Commission added Condition of Approval No. 8 that requires the applicant to submit a management plan for the affordable units. This management plan is detailed in the Density Bonus agreement and will be provided to the Planning Commission for review prior to approval by the City Manager. The review and approval of the management plan by the City is required prior to the issuance of any Certificate of Occupancy for the density bonus units.

Since the proposed loan agreement is not within the Planning Commission's purview, the Financial Gap Analysis that is attached to this agenda report was not provided to the Commission for review. However, the Commission expressed concern regarding the loan and whether it is truly necessary to secure the affordable units. However, the gap analysis validates the need for funding represented by the developer and confirms that the proposed loan amount is appropriate.

BACKGROUND:

On October 15, 2019, the City Council approved entitlements for a 328-unit market-rate multifamily apartment project located between Iowa Street and Tennessee Street on the north and south sides of Orange Avenue. The project has been constructed and is now occupied. During the construction of the project, the applicant submitted the proposed revision to the initial project approvals, with a request for a density bonus. The proposed Density Bonus Units would be developed on the southernmost portion of the site, which is currently vacant.

State Density Bonus Law*:* Provisions for any requested density bonus are detailed in State law. A developer who meets the requirements of State Density

Bonus Law is entitled to a density bonus as a matter of right. In addition to the density bonus, the City is also required to provide incentives or concessions. The City is required to grant concessions which reduce development standards, or remove regulatory constraints which result in increased costs to the developer. These concessions must be granted unless the City finds that the proposed concessions do not result in identifiable cost reductions, would cause a public health or safety problem, cause an environmental problem, harm a historical property or would be contrary to law. The City has the burden of proof in the event it declines to grant any requested concession. However, the State Density Bonus Law does not require that the City grant an incentive that is a request for direct financial assistance or a waiver of fees.

In addition to incentives or concessions, density bonus projects are also entitled to waivers of development standards. The City may not apply development standards which would physically preclude the construction of the project at its permitted density. Waiving development standards necessary for the construction of compliant density bonus projects is mandatory. Generally, because granting of incentives/concessions and waivers to density bonus projects is mandatory, the City does not have discretion over their approval, except to the extent specific findings are authorized.

PROPOSAL:

Pursuant to a Density Bonus application received on December 16, 2022, the applicant requested a density bonus for the Venue at Orange development. This proposal would revise the previously-approved Commission Review & Approval No. 914 (CRA 914) to allow construction of 164 additional apartment units pursuant to the request for a density bonus and related incentives/concessions and waivers. The site for the Density Bonus Units is located between Iowa Street and Alabama Street on the north and south sides of Orange Avenue (see Attachment A – Location Map and Aerial Photograph). The original entitlement for CRA 914 approved a total of 328 market-rate apartments. The proposed density bonus units will be located on the south side of Orange Street and within the boundaries of the CRA 914 project site. The density bonus units are proposed to be constructed within three (3) four-story buildings on the vacant 3.2-acre portion of the site.

The proposed project would restrict a total of 50 units, which is 15% of the unit count of CRA 914 (328 DU x 0.15 = 49.2 or 50 units), for affordable housing in exchange for approval of a density bonus. By providing 50 affordable housing units, the allowable density bonus is equivalent to 50% of the CRA 914 total unit count (328 DU x 0.5 = 164 units). Approval of this proposed Revision to CRA 914 plus the related Density Bonus Agreement would allow a total of 492 units (328 + 164 = 492). The 50 affordable housing units would be distributed throughout the entire project site, both Phase I and II, on both the north and south sides of Orange Avenue.

The applicant is also proposing to subdivide one existing parcel within CRA 914 (south side of Orange Street) into two parcels. Parcel 1 will be 5.9 gross acres and contain 105 existing residential units. Parcel 2 will be 3.2 gross acres, is currently vacant, and is the proposed location for the Density Bonus Units. The new portion and buildings to be constructed are designed to be a logical extension of the existing development and site improvements. Upon completion of the project, the existing portions of the project and the new density bonus portion will be developed in a seamless and cohesive manner.

The proposed project provides well in excess of the number of affordable units required by the City's Inclusionary Housing Ordinance, even though it is technically exempt because the application was deemed Complete prior to the ordinance becoming effective.

ANALYSIS:

The proposal and project plans were fully evaluated in the staff report prepared for the June 25, 2024, Planning Commission meeting (see Attachment B). Analysis from the previous report is summarized below.

A) General Plan

The General Plan designation of the property is 'Medium Density Residential' (See Attachment C). Medium-Density Residential designates area intended to be developed at a density up to 15 units/acre. The intent of this land use category is to provide areas for the development of attached, detached, and/or mixed residential uses with a range of densities and housing types. In addition, there are several General Plan policies and actions that are relevant to this proposal, as follows:

Action 4-A.7: Promote a range of residential densities to encourage a mix of housing types in varying price ranges and rental rates.

Policy 4-P.16: Promote a variety of housing types to serve the diverse needs of the community.

Policy 4-P.6: Provide for a balance among a variety of different land uses and their distribution among the city’s neighborhoods.

Action 4-A.8: Promote the development of a greater variety of housing types, including single-family homes on small lots, accessory dwelling units, townhomes, lofts, live-work spaces, and senior and student housing to meet the needs of future demographics and changing family sizes.

B) Specific Plan

The project is located in the Multiple-Family Residential 2500 (EV/2500) District

of the East Valley Corridor Specific Plan (See Attachment D). This district is intended to provide for the development of high-quality apartments on large lots with densities of up to 15 dwelling units per acre.

C) Density Bonus and Loan Agreements

The applicant will be required to enter into a Density Bonus Agreement (Attachment E) with the City, which requires that 50 units within the project only be rented to very low-income households for a minimum period of 55 years. The agreement also includes verification and reporting requirements.

Pursuant to State law, and based on the percentage of affordability included in this project, the applicant is entitled to three or more incentives or concessions. An incentive or concession is defined as:

- A reduction in site development standards or a modification of zoning code or architectural design requirements, such as a reduction in setback or minimum square footage requirements; or
- Approval of mixed use zoning; or
- Other regulatory incentives or concessions which result in identifiable and actual cost reductions.

The applicant has requested three incentives/concessions. These are:

1. An increase in the number of stories permitted under local standards for the Density Bonus Units from three to four stories;
2. An increase in the perimeter fence height permitted under local standards from six feet to eight feet; and
3. Financial assistance that will make the provision of affordable units for Very Low Income Households financially feasible and offset the cost of impact fees in the amount of $1,500,000. The financial assistance incentive requires approval from the City Council of a separate Loan Agreement.

With respect to the third request above, the City has contracted with Keyser Marston Associates, Inc. (KMA) to prepare a Financial Gap Analysis for the project (see Attachment F). KMA is a full-service real estate advisory firm with offices in Berkeley, Los Angeles and San Diego that specializes in real estate advisory services with a focus on affordable housing policy, land use economics, and fiscal and economic impact analysis.

The KMA analysis showed that the project, with 50 residential units restricted for rent to Very Low Income households for a period of 55 years, exhibits a $1.59 million financial gap; that is, in order for the project to be financially feasible, up to $1.59 million in financial assistance can be justified. As such, the Developer's request for a $1.5 million forgivable loan is supported by the KMA analysis.

The proposed financial assistance will take the form of a forgivable loan with a term of 55 years, matching the covenant period for the affordable housing units. At the end of each year, as long as the project remains in compliance with the

affordability covenants, the outstanding balance of the loan will be reduced by 1/55 of the loan principal ($27,272.72) plus any accrued interest. The Loan Agreement is Attachment G to this report.

Staff is recommending that the Inclusionary Housing Fund be the source of funds for the $1,500,000 loan. At present, this fund has a zero balance. However, in the past year, the City has approved two single-family development projects that will be paying a total of just over $3.3 million. Based on the timing of these projects, the earliest that these funds will start being paid into the Inclusionary Fund will be the end of 2025. However, the applicant needs the $1.5 million in order to move forward with the project. Therefore, staff proposes an Interfund Loan from the City's General Fund to the Inclusionary Housing Fund of $1.5 million for a term not to exceed five (5) years. This is a separate agenda item on tonight's agenda (Resolution No. 8636).

D) Commission Review and Approval

Site Design: The project site is a 3.2-acre portion of the Venue at Orange apartments. The site is approximately 326’ wide (east to west) and 436’ long (north to south), approximately rectangular in shape, and located abutting the south side of the existing Venue at Orange apartments. Primary vehicular access to the site will be from Alabama Street and Orange Avenue, and have access via the existing drive aisles within the Venue at Orange project. Currently, there are two existing buildings (Building S1 and S2) on the site, and three new buildings are proposed (S3, S4, and S5).

Table B: Units per Building (Phase 2)

Bldg. S3	*Bldg S4*	*Building S5*	*Total*
84	20	60	164

Amenities proposed include a pool, putting green area, outdoor play area and outdoor open space areas.

Development Standards: The project meets the development standards of the EV/2500 district (see Attachment H-1, Site Plan; and Attachment H-2, Floor Plans). The table below summarizes the proposed development’s consistency with the development standards. A complete list of applicable development standards is included in Attachment I.

Table C: Summary of Development Standards

Development Standard	*Requirement*	*Proposed*	*Complies?*
Lot area	12,000 sq ft minimum	139,392 sq ft (3.2 acres)	Yes
Lot Coverage	45.0% maximum	27%	Yes
Building Height	3 stories	4 stories	Yes, with approval of a Density Bonus Agreement
Landscaping	35%	27%	Yes, with approval of a Density Bonus Agreement
Parking Lot landscaping	7%	13.5%	Yes
Total Open Space	150,620 sq. ft.	55,873 sq. ft.	Yes, with approval of a Density Bonus Agreement
Private Open Space	150 sq. ft. per ground floor unit	150 sq. ft. provided	Yes

Setbacks: The habitable structures within the project are proposed with a maximum height of four stories (approximately 54’ high), except for the accessory structures (such as the pool cabana) which are one-story. The table below illustrates how the project has been designed to comply with the setback requirements of the EV/2500 District. The applicant is requesting a waiver for setbacks as they relate to Building S3 adjacent to the northern property line of Parcel 2, and for Building S5 adjacent to the southern property line of Parcel 2, as indicated in the table below.

Table D: Summary of Setbacks to Parcel 2 Boundaries

Setbacks	*Requirement*	*Bldg. S3*	*Bldg. S4*	*Bldg. S5*	*Complies?*
Front (North)	35’ for a 3-story building	9’10”	150’	304’	Yes (1)
Side (East)	25’	28’	194’	56’	Yes
Side (West)	25’	62’	25’	26’	Yes
Rear (South)	25’	212’	196’	21’	Yes (1)
(1) With a waiver as allowed by State Density Bonus Law.					

Building Separation and Interior Yards: In addition to the setbacks above, the EV/2500 District includes provisions for internal yards and building separation standards for multi-family buildings. These yards act as guidelines for separation of structures and provide spacing between groups of main buildings and building wings. The Specific Plan states that the front of the building is the side

containing the main entryway (because of this, buildings may have more than one front). In addition to this, building separations are to be increased by the dimension of any drive aisle that passes between buildings.

Table E: Required Building Separation

Front	*Side*	*Rear*
30 Front	15 Feet	20 Feet

There are two locations where the project does not meet the minimum building separation requirements: 1) between buildings S3 and S4; and between buildings S3 and S5. The first is the required separation between the S3 and S4 buildings (East to West) where the separation is 30’11” as shown on the project plans. This is a front-to-rear separation between the buildings and a 50’ separation is required (30’ for the front and 20’ for the rear). The second location is between the S3 and S5 buildings where the separation is 77’ 7” as shown on the project plans. This is a front-to-front separation requiring 86’ of building separation (30’ for each front yard and 26’ for the drive aisle between them).

The Specific Plan gives the decision-making body the ability to approve a lesser separation based upon the design of the project. Yard standards may be modified where the modifications will improve the project in terms of more usable open space, aesthetic appearance, and living environment, provided that no buildings are closer than 20’ apart. Staff believes that the reduction in the building separation is justified and within the separation requirements allowed to be approved by the City Council, as the project design allows full fire and vehicular access to the southernmost residential units while still incorporating open recreational areas for a pool, tot lot, putting green and seating area.

Open Space: The EV/2500 District requires one square foot of outdoor living area for every three square feet of gross floor area of living space. This can be provided in the form of common open space areas, private open space, or a combination thereof. There shall be at least 200 square-feet of common open space for each dwelling unit. The project is required to provide a minimum of 150,560 square-feet of open space (in either common open space, private open space, or a combination of both), and the proposed design falls short of the required open space requirement with 55,873 square-feet of open space for outdoor living area. A minimum of 30% of the common open space area must be landscaped, and the project provides 29.5% of the common open space as landscaping. The applicant has requested a waiver for this development standard and is included in the Density Bonus Agreement.

Site Landscaping: The Landscape Plan (Attachment J) includes a variety of hardscape elements and plant materials which includes trees, shrubs, vines, and groundcover. The project will incorporate nine tree species, primarily including Lemon Scented Gum, Crape Myrtle, and Brisbane Box. The East Valley Corridor Specific Plan Section EV4.260(a), "Other Site Landscaping Provisions," requires

a minimum of 35% of the total site area (or 290,602 square-feet) to be landscaped. As proposed, the project provide 27.4% (or 227,551 square-feet) and therefore does not meet this requirement. The applicant has requested a waiver for this development standard, which is included in the Density Bonus Agreement.

A minimum of 7% of the parking lot areas are required to be landscaped (or a minimum of 20,673 square-feet). The entire project will provide 13.5% (or 40,083 square-feet) of the parking area as landscaped area upon completion, and will exceed the minimum requirement. Where parking areas abut a side or rear property line, perimeter landscaped planters are required. Between buildings S4 and S5, this perimeter landscaping is reduced in width, and does not meet the 5' requirement. This reduction is necessary to accommodate fire access and a turnaround location for fire apparatus. The applicant has requested a waiver for this development standard, and it is included in the Density Bonus Agreement.

Walls and Fences: Except for an existing CMU block wall along the western side of the project, the project proposes to fence the entire property with tubular steel fencing to secure the parking area and provide security. All entry points to the project currently have controlled access for security. The proposed project will be located south of the existing access-control gates and enclosed by 8’ high tubular steel fencing.

Parking: The applicant is providing parking consistent with State Density Bonus Law contained in California Government Code 65915(p)(1), which states that upon the request of the developer, a city, county, or city and county shall not require a vehicular parking ratio, inclusive of handicapped and guest parking, that exceeds the following ratios:

Table F: Density Bonus Parking Ratios

Unit Type	*Spaces Required*
Studio	1 Space
1 Bedroom	1 Space
2 Bedroom	1.5 Spaces
3 Bedroom	1.5 Spaces

According to the above ratios, the project would be required to provide 620 total parking spaces, and 765 parking spaces will be provided upon project completion. Parking spaces are distributed throughout the project as shown in the table below.

Table G: Project Parking Analysis

Location of Parking	*Parking Spaces Required*	*Parking Spaces Provided*
North of Orange Avenue (Existing)	282	414
South of Orange Avenue (Existing)	132	219
South of Orange Avenue (Proposed)	206	122
Totals	620	755

Architecture: The proposed building design is inspired by the Spanish/Mission architectural theme that matches that of the existing buildings within the Venue at Orange. Towers and varied rooflines, exposed rafters, and arches provide significant visual interest on all sides of the buildings. Proposed architectural elevations are provided as Attachment K (Project Elevations). Analysis of the project's consistency with the City's Architectural Guidelines and the East Valley Corridor Specific Plan's Design Guidelines is included as Attachment L. Staff finds the project to be consistent with the architectural guidelines.

E) Architectural Review Criteria

The approving body reviews the project to determine whether the proposed development is in conformity with RMC Section 18.12.170, Architectural Review Criteria, and if approval of the site plan is in the best interest of the public health, safety, and general welfare. It is intended that design submittals be compatible with the character of adjacent and surrounding developments, and that they be of comparable composition, materials, textures and colors. Conformance is evaluated based on seven criteria. The project is consistent with the architectural design criteria. A complete discussion and analysis of the project in relation to the design criteria is included in the June 25, 2024, Planning Commission staff report included as Attachment B.

F) Parcel Map

The Venue at Orange project is constructed on two legal parcels with three Assessor Parcel Numbers (two north of Orange Avenue and one south). The portion south of Orange Avenue (APN: 0292-482-01-0000) is a 9.2-acre partially developed parcel, and the applicant is proposing to subdivide this partially developed parcel into two parcels. As proposed, Parcel 1 will be 5.9 gross acres and is developed with 105 residential units. Parcel 2 will be 3.2 gross acres, is currently vacant, and is the proposed location for the 164 Density Bonus Units. Both resulting lots will be consistent with the RMC and the new lot will meet the minimum width, depth, and lot area requirements for the EV/2500 District.

RMC Chapter 17.11.080 allows the approving body at its discretion to waive all or part of the requirements for a tentative map for any division of real property which would require a parcel map. The applicant is requesting to waive the preparation and approval of a tentative map for the proposed project (which will assist in streamlining the development of the proposed project). To waive the tentative map, the approving body must make a finding that the proposed division of land complies with requirements listed in the Municipal Code, the General Plan, the Subdivision Map Act, and related to overall improvement and design.

G) Socio-Economic Cost / Benefit Study

In accordance with the Principals of Managed Development Element of the General Plan, a Socio-Economic Cost/Benefit Study (Attachment M) has been completed for the project. Based on the cost/benefit model utilized by the City, the project provides a positive cost/benefit ratio of 1.28 over the period of 2025-2034 (and results in positive net revenue to the City after development). This project will provide the City approximately $141,542 in new revenue, will incur costs to the City of $107,219 to provide public services and facilities, and will result in net revenue of $34,321 annually. The project will not result in any physical blight or overburden public services in the community, and all necessary findings can be made.

H) Findings

Staff believed that the required findings for approval of the Parcel Map and the Commission Review and Approval can be made. The written findings are contained in the draft Resolution for approval (Attachment O-1).

ENVIRONMENTAL REVIEW:

In accordance with the provisions of the California Environmental Quality Act (CEQA), the proposed project qualifies for exemption from environmental review pursuant to Section 15332 of the CEQA Guidelines. Section 15332 (Class 32) pertains to infill development sites and the proposal meets all criteria for this exemption as listed below.

a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations;
b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
c) The project site has no value as habitat for endangered, rare, or threatened species;
d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
e) The site can be adequately served by all required utilities and public

services.

The City retained an environmental consultant to prepare an exemption checklist to fully analyze the project in relation to these criteria. The exemption checklist prepared for the project is included as Attachment N. Based upon the analysis in the attached checklist, the proposed project will not have any potentially significant effect on the environment and is eligible for exemption from CEQA.

ALTERNATIVES:

1. The City Council may continue the public hearing and direct staff to address any issues or bring back additional information; or
2. The City Council may wish to deny the project, continue the public hearing and direct staff to prepare findings supporting denial of the project.

SUBMITTED BY:
Brian Desatnik, Development Services Director

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

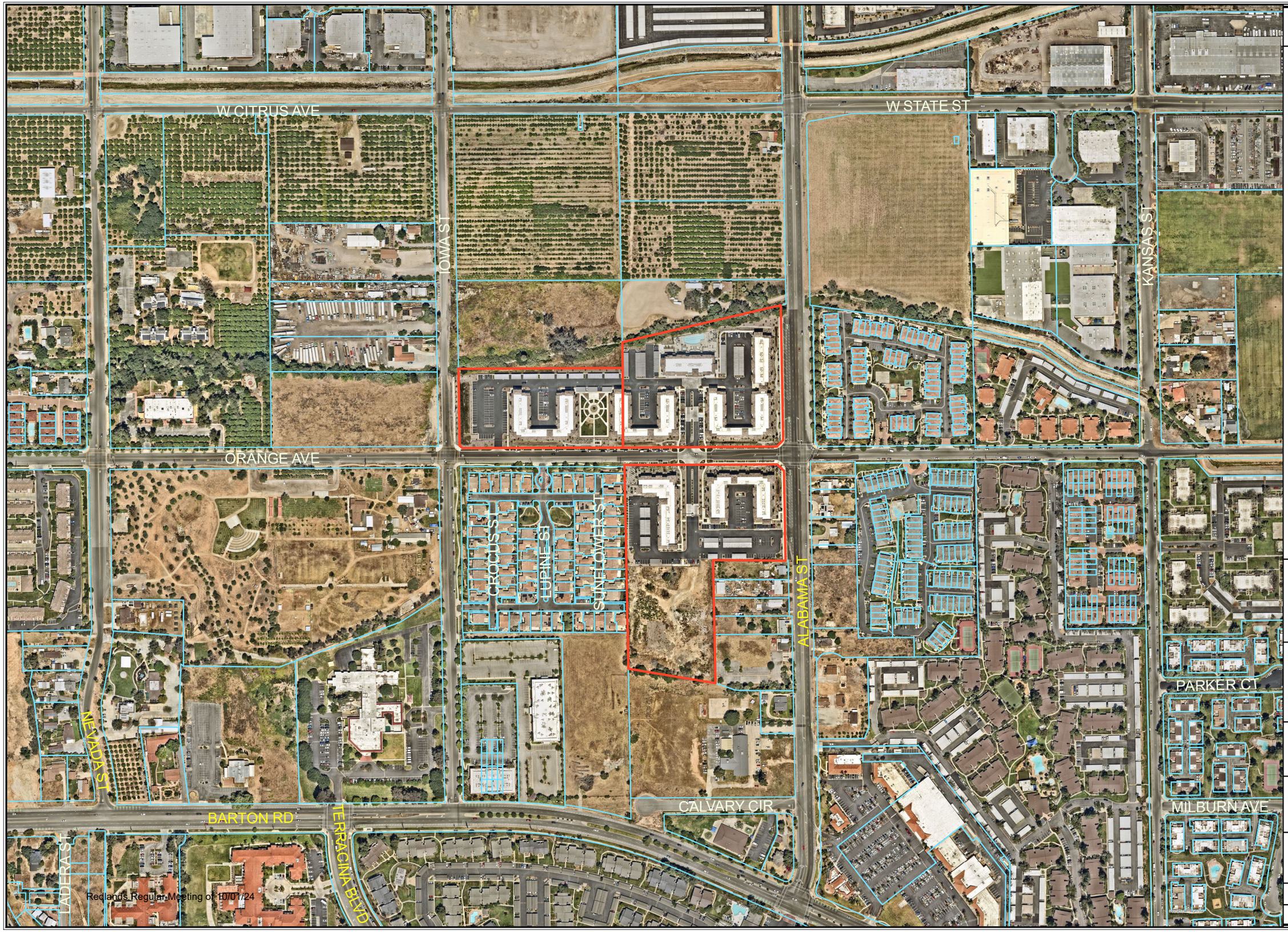
REVIEWED BY:
Yvette M. Abich Garcia, City Attorney
Janice McConnell, Assistant City Manager
Christopher Boatman, Assistant City Manager
Danielle Garcia, Management Services /Finance Director

PREPARED BY:
Sean Reilly, Principal Planner

Attachments

Attachment A: Location Map and Aerial Photograph
Attachment B: Planning Commission Staff Report
Attachment C: General Plan Map
Attachment D: Zoning Map
Attachment E: Density Bonus Agreement
Attachment F: Financial Gap Analysis
Attachment G: Loan Agreement
Attachment H-1: Site Plans
Attachment H-2: Floor Plans
Attachment I: Table of Development Standards
Attachment J: Landscape Plan
Attachment K: Architectural Elevations

Attachment L: Consistency with Architectural Guidelines
Attachment M: Socio-Economic Cost/Benefit Study
Attachment N: Environmental Exemption Checklist
Attachment O-1: Resolution No. 8629
Attachment O-2: Land Use Engineering Conditions of Approval



Project Location

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

N
W E
S

Scale
0 270 540
Feet

City of Redlands
Department of Innovation & Technology
Geographic Information Systems

City of REDLANDS "A City That Works"

June 17, 2024

OneStop.mxd



Aerial Photo

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

N
W E
S

Scale

0 80 160
Feet

City of Redlands
Department of Innovation & Technology
Geographic Information Systems

City of Redlands "A City That Works"

June 17, 2024

OneStop.mxd

City of Redlands
REQUEST FOR PLANNING COMMISSION ACTION

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

Meeting Date: 06/25/2024

APPLICANT:

MILLER ARCHITECTURAL CORPORATION, APPLICANT
(PROJECT PLANNER: SEAN REILLY)

PUBLIC HEARING to consider a recommendation to the City Council on the following development applications:

1. Exemption from environmental review in accordance with Section 15332 (Infill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines for the entitlements listed above.

2. **Socio-Economic Cost/Benefit Study** prepared for the proposed project as required by Measure U.

3. **Commission Review and Approval No. 914, Revision 1 -** A proposal to construct an additional 164 units, consisting of three four-story apartment buildings, within the Venue at Orange apartment project, pursuant to a density bonus in accordance with State Density Bonus Law (to allow up to a 50% increase in the total project density). The proposed additional 164 apartments ("Density Bonus Units") would be constructed on the south side of Orange Avenue on a 3.2-acre portion of the subject property located at the southwest corner of Orange Avenue and Alabama Street (APNs: 0292-482-01-0000, 0292-721-01-0000, 0292-721-02-0000) in the Multiple Family Residential (EV/2500RM) district of the East Valley Corridor Specific Plan.

4. Parcel Map No. 20796 - A request to subdivide a 9.2-acre parcel into two parcels for residential development purposes. Parcel 1 is 5.9 gross acres and is developed with the Venue at Orange apartment project (105 existing residential units). Parcel 2 is 3.2 gross acres and currently vacant, and is the proposed location for the Density Bonus Units of the proposed project. The site for the Density Bonus Units is located at the southwest corner of Orange Avenue and Alabama Street (APN: 0292-482-01-0000) in the Multiple Family Residential (EV/2500RM) district of the East Valley Corridor Specific Plan.

5. Density Bonus Agreement with Declaration of Affordable Housing Covenants and Restrictions - A request to approve a Density Bonus Agreement which sets forth the terms and conditions to allow the Density Bonus Units and increased density for the project, the concessions and waivers that the developer is entitled to pursuant to State law, and affordability covenants to ensure the affordability of fifty (50) apartment units for Very Low Income households throughout the Venue at Orange project for a term of 55 years. Developer's density bonus requests three concessions: (1) an increase in the number of stories permitted under local standards for the Density Bonus Units from three to four stories; (2) an increase in the perimeter fence height permitted under local standards from six feet; and (3) a request for financial assistance that will make the provision of affordable units for Very Low Income Households financially feasible and offset the cost of impact fees in the amount of $1,500,000.00. The financial assistance concession requires approval from the City Council as a separate Loan Agreement and Development Impact Fee Deferral Agreement.

SYNOPSIS

1. General Plan Designation:	Medium Density Residential	
2. Existing Zoning:	Multiple Family Residential (EV/2500) District of the East Valley Corridor Specific Plan.	
3. Surrounding Zoning:	North: Commercial Industrial (EV/IC) South: Administrative Professional (EV/AP) East: Administrative Professional (EV/AP) West: Specific Plan 57	
4. Existing Land Use:	Multiple-Family Residential (Phase 1 of the Venue at Orange apartments)	
5. Surrounding Land Use:	North: Single-Family Residential; Vacant South: Single-Family Residential; Church East: Single-Family Residential West: Single-Family Residential (a small lot private subdivision)	
6. Area / Topography:	The site is partially developed with the Venue at Orange apartment project. Vacant portions of the site located on the south are generally flat with a slight downslope grade to the north.	
7. Environmental Determination:	The proposed project is exempt from environmental review in accordance with Section 15332 (Infill Development Projects) of the CEQA Guidelines.	
8. Socio-Economic Cost/ Benefit Study:	The project has a positive cost/revenue ratio of +1.28 and determined that the project would not create significant unmitigable physical blight or overburden public services in the community.	
9. Planning Commission Submittal Dates:	(A) Date Submitted: (B) Date Accepted As Complete: (C) Planning Commission Meeting:	December 16, 2022 May 15, 2024 June 25, 2024

PROPOSAL

Pursuant to a density bonus application received on December 16, 2022, the applicant proposed a density bonus for the Venue at Orange development. This proposal to revise previously approved Commission Review & Approval No. 914 (CRA 914) to allow construction of 164 additional apartment units pursuant to the request for a density bonus and related concessions, incentives, and waivers. The site for the Density Bonus Units is located between Iowa Street and Alabama Street on the north and south sides of Orange Avenue (Attachment A – Location Map and Aerial Photograph). The original entitlement for CRA 914 approved a total of 328 market-rate apartments. The proposed density bonus units will be located on the south side of Orange Street within the boundaries of the CRA 914 project site. The density bonus units are proposed to be constructed within three four-story buildings on a vacant 3.2-acre portion of the site.

The proposed project would restrict a total of 50 units, which is 15% of the unit count of CRA 914 (328 DU x 0.15 = 49.2 or 50 units), for affordable housing in exchange for approval of a density bonus. By providing 50 affordable housing units, the allowable density bonus is equivalent to 50% of the CRA 914 total unit count (328 DU x 0.5 = 164 units). Approval of the proposed Revision to CRA 914 and the related density bonus agreement would allow a total of 492 units (328 + 164 = 492). The 50 affordable housing units would be distributed throughout the entire project site on both the north and south sides of Orange Avenue.

The applicant is also proposing to subdivide one existing parcel within CRA 914 (south side of Orange

Street) into two parcels. Parcel 1 is 5.9 gross acres and contains 105 existing residential units. Parcel 2 is 3.2 gross acres, is currently vacant, and is the proposed location for the Density Bonus Units.

The new portion to be developed are designed to be a logical extension of the existing development and site improvements. Upon completion of the project, the existing portions of the project and the new density bonus portion will be developed in a seamless and cohesive manner.

The proposed project provides well in excess of the number of affordable units required by the City's Inclusionary Housing Ordinance, even though it is technically exempt because the application was deemed complete prior to the ordinance going into effect.

BACKGROUND

On October 15, 2019, the City Council approved entitlements for a 328-unit market-rate multifamily apartment project located between Iowa Street and Tennessee Street on the north and south sides of Orange Avenue. Approvals for the project included:

1. Adoption of a Mitigated Negative Declaration.
2. A Socio-Economic Cost Benefit Study
3. An Amendment to the East Valley Corridor Specific Plan
4. A Tentative Tract Map to merge ten parcels into two
5. A Commission Review and Approval for the project's site plan and design

The project has been constructed and is now occupied. During the construction of the project, the applicant submitted the proposed revision to the initial project approvals, with a request for a density bonus. The proposed Density Bonus Units would be developed on the southernmost portion of the site, which is currently vacant.

Housing Crisis Act of 2019: The Housing Crisis Act of 2019, also referred to as Senate Bill 330 (SB 330), became effective on January 1, 2020, and will be in effect through January 1, 2025. SB 330 imposed several limitations on cities and counties with regard to proposed housing development projects, as defined, including the provisions listed below.

- The City may conduct no more than five (5) hearings on the project (including any Commission or Board meetings, workshops, subcommittee meetings, etc.).
- The City may still use its Architectural Design Guidelines that were previously adopted in 2009, provided the City does not: a) deny the project, or b) reduce the number of dwelling units based on nonconformance with subjective design criteria.
- Requires any potential disapproval of a project that complies with objective General Plan and zoning standards (or approve it on the condition that it be developed at a lower density) to base its decision upon written findings supported by substantial evidence in the record and places the burden of proof on the local agency.
- Prohibits the City from changing the zoning or development standards that would: change the allowable land use to a less intensive use or reducing the intensity of use below that which was in effect on January 1, 2018; impose or enforce a moratorium on housing development within all or a portion of the jurisdiction of the city; and, impose or enforce new design standards established on or after January 1, 2020, that are not objective design standards, as defined.

State Density Bonus Law: Provisions for any requested density bonus are detailed in State law. A developer who meets the requirement of State Density Bonus Law is entitled to a density bonus as a matter of right. In addition to the density bonus, the City is also required to provide incentives/concessions. The City is required to grant concessions which reduce development standards, or remove other regulatory constraints which result in increased costs to the developer. These concessions must be granted unless the City finds that the proposed concessions do not result in identifiable cost reductions, would cause a public health or safety problem, cause an environmental

problem, harm a historical property or would be contrary to law. The City has the burden of proof in the event it declines to grant any requested concession. In addition to concessions, density bonus projects are also entitled to unlimited waivers of development standards. The City may not apply development standards which would physically preclude the construction of the project at its permitted density. Waiving development standards necessary for the construction of compliant density bonus projects is mandatory. Generally, because granting of concessions, incentives and waivers to density bonus projects is mandatory, the City does not have discretion over their approval, except to the extent specific findings are authorized. However, the State Density Bonus Law does not require that the City grant a concession or incentive that is a request for direct financial assistance or a waiver of fees.

ANALYSIS

A) General Plan

The General Plan designation of the property is 'Medium Density Residential' (See Attachment B). Medium-Density Residential designates area intended to be developed at a density up to 15 units/acre. The intent of this land use category is to provide areas for the development of attached, detached, and/or mixed residential uses with a range of densities and housing types. In addition, there are several General Plan policies and actions that are relevant to this proposal, as follows:

Action 4-A.7: Promote a range of residential densities to encourage a mix of housing types in varying price ranges and rental rates.

Policy 4-P.16: Promote a variety of housing types to serve the diverse needs of the community.

Policy 4-P.6: Provide for a balance among a variety of different land uses and their distribution among the city’s neighborhoods.

Action 4-A.8: Promote the development of a greater variety of housing types, including single-family homes on small lots, accessory dwelling units, townhomes, lofts, live-work spaces, and senior and student housing to meet the needs of future demographics and changing family sizes.

B) Specific Plan

The project is located in the Multiple-Family Residential 2500 (EV/2500) District of the East Valley Corridor Specific Plan. This district is intended to provide for the development of high-quality apartments on large lots with densities of up to 15 dwelling units per acre.

Density Bonus: A total of 50 residences within the project would be restricted for rental only to Very Low-income households and would be distributed throughout the project site. Therefore, the project is eligible for a Density Bonus Agreement pursuant to State Density Bonus Law (Gov. Code Section 65915 et seq.). Through this agreement, as specified by State law, the applicant may request and be entitled to reductions to on-site parking requirements, incentives and/or concessions, and unlimited waivers or reductions to any development standards that would physically preclude the development of a project at the allowable density.

Pursuant to State law, as well as Section 18.228.030(A) of the Redlands Municipal Code, a density bonus granted to a residential development project shall consist of an increase over the otherwise maximum allowable residential density under the applicable zoning ordinance and of the City's General Plan as of the date of application. Projects that deed restrict 15% of the project’s base units for rent to very low-income residents are eligible for a density bonus. The allowable density bonus by State law is up to a 50% increase above the base unit count. The applicant is requesting a density bonus that

equates to an additional 7.5 units per gross acre (22.5 DU/acre). As such, the density bonus would be consistent with the provisions of the Redlands Municipal Code and State law. As shown in Table A, the applicant is requesting a density bonus that may be approved based on the General Plan density and the allowable density bonus.

Table A: Proposed Project Density

Project Gross Acreage	*General Plan Density*	*Base Units Allowed*	*Density Bonus Unit Allowable*	*Proposed Units*
21.84 acres	15 units per gross acre	328	164	492

C) Density Bonus and Loan Agreements

The applicant will be required to enter into a Density Bonus Agreement with the City, which requires that 50 units within the project only be rented to very low-income residents for a minimum period of 55 years. The agreement also includes verification and reporting requirements. The Density Bonus Agreement will need to be approved by the City Council for the approval of the Density Bonus Units (see Attachment C for draft Agreement).

Pursuant to State law, and based on the percentage of affordability included in this project, the applicant is entitled to three or more "incentives" or “concessions.” A concession or incentive is defined as:

- A reduction in site development standards or a modification of zoning code or architectural design requirements, such as a reduction in setback or minimum square footage requirements; or
- Approval of mixed use zoning; or
- Other regulatory incentives or concessions which actually result in identifiable and actual cost reductions.

The applicant has requested three incentives/concessions. These are:

1. An increase in the number of stories permitted under local standards for the Density Bonus Units from three to four stories;
2. An increase in the perimeter fence height permitted under local standards from six feet; and
3. Financial assistance that will make the provision of affordable units for Very Low Income Households financially feasible and offset the cost of impact fees in the amount of $1,500,000.00. The financial assistance incentive requires approval from the City Council as a separate Loan Agreement and Development Impact Fee Deferral Agreement.

With respect to the third request above, the developer has submitted a development pro forma to the City demonstrating the need for $1,500,000 in financial assistance to make the project financially feasible. Staff has had the City's financial consultant and affordable housing expert, Keyser Marsten Associates, review the pro forma to verify the need for the requested assistance. Keyser Marsten concluded that the developer's request is reasonable and warranted.

The financial assistance will take the form of a forgivable loan with a term of 55 years, matching the covenant period for the affordable housing units. At the end of each year, as long as the project remains in compliance with the affordability covenants, the outstanding balance of the loan will be reduced by 1/55 of the loan principal ($27,272.72) plus any accrued interest.

Staff is recommending that the Inclusionary Housing Fund be the source of funds for the $1,500,000 loan. At present this fund has a zero balance. However, in the past year, the City has approved two single-family development projects that will be paying a total of just over $3.3 million. Based on the timing of these projects, the earliest that these funds will start being paid into the Inclusionary Fund will be the end of 2025. However, the applicant needs these funds in order to move forward with the project. Therefore, staff has prepared an agreement that provides for a deferral of the payment of $1.5 million of

development impact fees until such time as the City is able to dispurse the loan funds. The loan proceeds will be dispursed to escrow for payment of the development impact fees that were deferred.

D) Commission Review and Approval

Site Design: The project site is a 3.2-acre portion of the Venue at Orange apartments. The site is approximately 326' wide (east to west) and 436' long (north to south), approximately rectangular in shape, and located abutting the south side of the existing Venue at Orange apartments. Primary vehicular access to the site will be from Alabama Street and Orange Avenue, and have access via the existing drive aisles within the Venue at Orange project. Currently, there are two existing buildings (Building S1 and S2) on the site, and three new buildings are proposed (S3, S4, and S5).

Table B: Units per Building (Phase 2)

Bldg. S3	*Bldg S4*	*Building S5*	*Total*
84	20	60	164

Amenities proposed include a pool, putting green area, outdoor play area and outdoor open space areas.

Development Standards: The project meets the development standards of the EV/2500 district (see Attachment D-1, Site Plan; and Attachment D-2, Floor Plans). The table below summarizes the proposed development's consistency with the development standards. A complete list of applicable development standards is included in Attachment E.

Table C: Summary of Development Standards

Development Standard	*Requirement*	*Proposed*	*Complies?*
Lot area	12,000 sq ft minimum	139,392 sq ft (3.2 acres)	Yes
Lot Coverage	45.0% maximum	27%	Yes
Building Height	3 stories	4 stories	Yes, with approval of a Density Bonus Agreement
Landscaping	35%	27%	Yes, with approval of a Density Bonus Agreement
Parking Lot landscaping	7%	13.5%	Yes
Total Open Space	150,620 sq ft	55,873 sq ft	Yes, with approval of a Density Bonus Agreement
Private Open Space	150 sq ft per ground floor unit	150 sq ft provided	Yes

Setbacks: The habitable structures within the project are proposed at a height of four stories (approximately 54' high), except for the accessory structures (such as the pool cabana) which are one-story. The table below illustrates how the project has been designed to comply with the setback requirements of the EV/2500 District. The applicant is requesting a waiver for setbacks as they relate to Building S3 adjacent to the northern property line of Parcel 2, and for Building S5 adjacent to the southern property line of Parcel 2, as indicated in the table below.

Table D: Summary of Setbacks to Parcel 2 Boundaries

Setbacks	*Requirement*	*Bldg. S3*	*Bldg. S4*	*Bldg. S5*	*Complies?*

Front (North)	35’ for a 3-story building	9’10”	150’	304’	Yes (1)
Side (East)	25’	28’	194’	56’	Yes
Side (West)	25’	62’	25’	26’	Yes
Rear (South)	25’	212’	196’	21’	Yes (1)
(1) With a waiver as allowed by State Density Bonus Law.					

Building Separation and Interior Yards: In addition to the setbacks above, the EV/2500 District includes provisions for internal yards and building separation standards for multi-family buildings. These yards act as guidelines for separation of structures and provide spacing between groups of main buildings and building wings. The Specific Plan states that the front of the building is the side containing the main entryway (because of this, buildings may have more than one front). In addition to this, building separations are to be increased by the dimension of any drive aisle that passes between buildings.

Table E: Required Building Separation

Front	*Side*	*Rear*
30 Front	15 Feet	20 Feet

There are two locations where the project does not meet the minimum building separation requirements: 1) between buildings S3 and S4; and between buildings S3 and S5. The first is the required separation between the S3 and S4 buildings (East to West) where the separation is 30’11” as shown on the project plans. This is a front-to-rear separation between the buildings and 50’ of separation is required (30’ for the front and 20’ for the rear). The second location is between the S3 and S5 buildings where the separation is 77’7” as shown on the project plans. This is a front-to-front separation requiring 86’ of building separation (30’ for each front yard and 26’ for the drive aisle between them).

The Specific Plan gives the decision-making body the ability to approve a lesser separation based upon the design of the project. Yard standards may be modified where the modifications will improve the project in terms of more usable open space, aesthetic appearance, and living environment, provided that no buildings are closer than 20’ apart. Staff believes that the reduction in the building separation is justified and within the separation requirements allowed to be approved by the City Council, as the project design allows full fire and vehicular access to the southernmost residential units while still incorporating open recreational areas for a pool, tot lot, putting green and seating area.

Open Space: The EV/2500 District requires one square foot of outdoor living area for every three square feet of gross floor area of living space. This can be provided in the form of common open space areas, private open space, or a combination thereof. There shall be at least 200 square-feet of common open space for each dwelling unit. The project is required to provide a minimum of 150,560 square-feet of open space (in either common open space, private open space, or a combination of both), and the proposed design falls short of the required open space requirement with 55,873 square-feet of open space for outdoor living area. A minimum of 30% of the common open space area must be landscaped, and the project provides 29.5% of the common open space as landscaping. The applicant has requested a waiver for this development standard and is included in the Density Bonus Agreement.

Site Landscaping: The Landscape Plan (Attachment F) includes a variety of hardscape elements and plant materials which includes trees, shrubs, vines, and groundcover. The project will incorporate nine tree species, primarily including Lemon Scented Gum, Crape Myrtle, and Brisbane Box. The East Valley Corridor Specific Plan Section EV4.260(a), "Other Site Landscaping Provisions," requires a minimum of 35% of the total site area (or 290,602 square-feet) to be landscaped. As proposed, the project provide 27.4% (or 227,551 square-feet) and therefore does not meet this requirement. The applicant has requested a waiver for this development standard, and it is included in the Density Bonus Agreement.

A minimum of 7% of the parking lot areas are required to be landscaped (or a minimum of 20,673

square-feet). The entire project will provide 13.5% (or 40,083 square-feet) of the parking area as landscaped area upon completion, and will exceed the minimum requirement. Where parking areas abut a side or rear property line, perimeter landscaped planters are required. Between buildings S4 and S5, this perimeter landscaping is reduced in width, and does not meet the 5' requirement. This reduction is necessary to accommodate fire access and a turnaround location for fire apparatus. The applicant has requested a waiver for this development standard, and it is included in the Density Bonus Agreement.

Walls and Fences: Except for an existing CMU block wall along the western side of the project, the project proposes to fence the entire property with tubular steel fencing to secure the parking area and provide security. All entry points to the project currently have controlled access for security. The proposed project will be located south of the existing access-control gates and enclosed by 8’ high tubular steel fencing.

Lighting: The proposed apartment complex will require lighting to illuminate the parking lot and walkway areas for safety and security. Several standard conditions of approval have been applied to the project to ensure that lighting will not have a negative effect on neighboring properties. These include requirements for the approval of a lighting plan prior to building permit issuance, indicating design details of all light fixtures, and a photometric plan designed by an electrical engineer demonstrating the adequate lighting ranges will be provided throughout the development without creating light spillover. The illumination within the parking lot shall be a minimum of 0.5 foot-candle and illumination along all property lines of the project site shall not exceed 0.5 foot-candle. Additionally, the conditions of approval require that all exterior lighting be approved by the Development Services Director or designee, and that all lighting be shielded and pointed downward so that light and glare do not impact surrounding properties.

Parking: The applicant is providing parking consistent with State Density Bonus Law contained in California Government Code 65915(p)(1), which states that upon the request of the developer, a city, county, or city and county shall not require a vehicular parking ratio, inclusive of handicapped and guest parking, that exceeds the following ratios:

Table F: Density Bonus Parking Ratios

Unit Type	*Spaces Required*
Studio	1 Space
1 Bedroom	1 Space
2 Bedroom	1.5 Spaces
3 Bedroom	1.5 Spaces

According to the above ratios, the project would be required to provide 620 total parking spaces, and 765 parking spaces will be provided upon project completion. Parking spaces are distributed throughout the project as shown in the table below.

Table G: Project Parking Analysis

Location	*Parking Spaces Required*	*Parking Spaces Provided*
North of Orange Avenue (Existing)	282	414
South of Orange Avenue (Existing)	132	219
South of Orange Avenue (Proposed)	206	122
Totals	620	755

Architecture: The proposed building design is inspired by the Spanish/Mission architectural theme that matches that of the existing buildings within the Venue at Orange. Towers and varied rooflines, exposed rafters, and arches provide significant visual interest on all sides of the buildings. Proposed architectural elevations are provided as Attachment G (Project Elevations). Analysis of the project's consistency with the City's Architectural Guidelines and the East Valley Corridor Specific Plan's Design Guidelines is included as Attachment H. Staff finds the project to be consistent with the architectural guidelines.

E) Architectural Review Criteria

Although the proposed building and use is permitted within the zone, new construction over 500 square-feet is subject to review by the Planning Commission per Redlands Municipal Code (RMC) Chapter 18.12 and requires Commission Review and Approval. The Planning Commission reviews the project to determine whether the proposed development is in conformity with RMC Section 18.12.170, Architectural Review Criteria, and if approval of the site plan is in the best interest of the public health, safety, and general welfare. It is intended that design submittals be compatible with the character of adjacent and surrounding developments, and that they be of comparable composition, materials, textures and colors. Conformance is evaluated based on the following seven criteria.

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

The proposed site layout, building orientation, location of structures and relationship to one another are physically suitable in size and shape to support the development. The site will be accessed via a drive aisle with access to Alabama Street and Orange Avenue. drive aisle with access through the existing portion of the project site to Orange and meets all applicable development standards of the EVCSP.

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

The project site is surrounded by residential development on three sides and a church to the south. The proposed buildings and use are compatible with the context of the area which is primarily composed of residential uses.

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

The proposed project will meet all applicable development standards of the Multiple Family (EV/2500) District of the EVCSP including floor-area ratio, setbacks, building height, and lot coverage upon approval of the Density Bonus Agreement with Declaration of Affordable Housing Covenants and Restrictions. The proposed buildings will have a maximum height of approximately 54 feet and any proposed roof-mounted mechanical equipment will be screened from the public right-of-way through the incorporation of parapet walls and pitched roof elements.

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

The proposed architectural design of the building is consistent with the surrounding development including the existing portions of the Venus at Orange in terms of material, color, and scale. The design of the building provides variation in parapet height, popouts, detailed elements and pitched tile roofs.

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

The proposal meets the landscaping requirements of the East Valley Corridor Specific Plan in terms of the landscaping requirement within parking areas. Residential uses that are located within the EVCSP are required to provide a minimum of 35% of landscaping (or 290,602 square-feet of landscaping across the total project site). The project proposes 227,551 square-feet of landscaping (or 27.4%) of the total

project area. With the approval of a Density Bonus Agreement with Declaration of Affordable Housing Covenants and Restrictions and waivers related to landscaping, the project will be considered to have met this requirement. There are no specimen trees located within the development area of the site.

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

No signs are proposed as part of this application.

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

A condition of approval has been added to the project that glazing or image reflective surfaces (specular reflectance) shall be limited to a maximum reflectance of 25%.

F) Parcel Map

The Venue at Orange project is constructed on two legal parcels with three Assessor Parcel Numbers (two north of Orange Avenue and one south). The portion south of Orange Avenue (APN: 0292-482-01-0000) is a 9.2-acre partially developed parcel, and the applicant is proposing to subdivide this partially developed parcel into two parcels. As proposed, Parcel 1 will be 5.9 gross acres and is developed with 105 residential units. Parcel 2 will be 3.2 gross acres, is currently vacant, and is the proposed location for the 164 Density Bonus Units. Both resulting lots will be consistent with the RMC and the new lot will meet the minimum width, depth, and lot area requirements for the EV/2500 District.

RMC Chapter 17.11.080 allows the approving body at its discretion to waive all or part of the requirements for a tentative map for any division of real property which would require a parcel map. The applicant is requesting to waive the preparation and approval of a tentative map for the proposed project (which will assist in streamlining the development of the proposed project). To waive the tentative map, the approving body must make a finding that the proposed division of land complies with requirements listed in the Municipal Code, the General Plan, the Subdivision Map Act, and related to overall improvement and design.

G) Socio-Economic Cost / Benefit Study

In accordance with the Principals of Managed Development Element of the General Plan, a Socio-Economic Cost/Benefit Study (Attachment J) has been completed for the project. Based on the cost/benefit model utilized by the City, the project provides a positive cost/benefit ratio of 1.28 over the period of 2025-2034 (and results in positive net revenue to the City after development). This project will provide the City approximately $141,542 in new revenue, will incur costs to the City of $107,219 to provide public services and facilities, and result in net revenue of $34,321 annually. The project will not create an unmitigable physical blight or overburden public services in the community.

ENVIRONMENTAL REVIEW

In accordance with the provisions of the California Environmental Quality Act (CEQA), the proposed project qualifies for exemption from environmental review pursuant to Section 15332 of the CEQA Guidelines. Section 15332 (Class 32) pertains to infill development sites and the proposal meets all criteria for this exemption as listed below.

a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations;
b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;

c) The project site has no value as habitat for endangered, rare, or threatened species;
d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
e) The site can be adequately served by all required utilities and public services.

The City retained an environmental consultant to prepare an exemption checklist to fully analyze the project in relation to these criteria. The exemption checklist prepared for the project is included as Attachment K. Based upon the analysis in the attached checklist, the proposed project will not have any potentially significant effect on the environment and is eligible for exemption from CEQA.

FINDINGS

Parcel Map Findings:

In approving the Parcel Map, the following findings are required to be made:

1. The proposed map is consistent with the General Plan or any applicable specific plan, or other applicable provisions of the Redlands Municipal Code.

The proposed map will be consistent with the Redlands General Plan and the Redlands Municipal Code. The proposed subdivision is within the Medium-Density Residential land use designation of the General Plan. The existing zoning designation is Multiple-Family Residential (EV/2500) district of the East Valley Corridor Specific Plan, which is consistent with the General Plan land use designation. The subdivision is consistent with the development standards of the underlying zoning district in terms require lot size, width, and depth, and is supported by the General Plan policies outlined in the staff report.

2. The site is physically suitable for the proposed type of development.

The project site is physically suitable for the proposed developments. The existing site is approximately 3.2 acres. The site is generally flat and rectangular. All on-site and off-site improvements proposed as part of the project's design will meet all City standards with the approval of a Density Bonus Agreement with Declaration of Affordable Housing Covenants and Restrictions and will provide a safe and efficient environment for the future residents after development.

3. The site is physically suitable for the density of the development.

The property is located within the medium Density Residential land use designation of the General Plan. This land use designation is intended for the development of projects of up to 15 dwelling units per acre. The project exceeds this density, however, it is consistent with the allowable density allowed based upon the State Density Bonus Law, while still providing outdoor recreation areas amenities and required parking.

4. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The design of the subdivision and proposed improvements is not likely to cause substantial environmental damage or injure fish or wildlife or their habitat. The project is located within an urbanized area and is surrounded by residential and non-residential development on all side. An exemption checklist was prepared to fully analyze the project in relation to CEQA guidelines criteria for an exemption based on Section 15332. Based upon the analysis in the checklist, the proposed project will not have any potentially significant effect on the environment and is eligible for exemption from CEQA.

5. The design of the subdivision or the type of improvements are not likely to cause serious public health problems.

The design of the subdivision or the type of improvements are not likely to cause serious public health problems. The project is located in an area primarily developed by residential uses. The project is designed with improvements that meets all City and State building and fire codes, no offensive emissions or odors will be associated with the residential development.

6. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision. The Parcel Map provides the necessary easements utilities and access and is responsible for installing or repairing associated street improvements such as curb, gutter, and sidewalk consistent with the City requirements, if necessary at the time of construction.

7. That pursuant to Section 66474.4 of the Subdivision Map Act, the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (commencing with section 51200 of the Government Code) and that the resulting parcels following a subdivision of the land would be too small to sustain their agricultural use.

The subject property is not under a Williamson Act Contract pursuant to the California Land Conservation Act of 1965 and will not be detrimental or otherwise affect lands in agricultural use.

Commission Review & Approval Findings:

RMC Chapter 18.12.080 (Site Plan Approval Procedures) establishes three findings that must be made to either recommend or approve an application for site plan approval, as follows:

1. The site for the intended use is adequate in size and shape to accommodate the use, and all of the required yards, setbacks, walls or fences, landscaping and other features will adjust the use to those existing or permitted future uses of land in the neighborhood;

The proposed project includes the construction of three four-story multifamily residential buildings with a total of 164 dwelling units, outdoor recreation areas, and related site improvements on approximately 3.2 acres. The subject property is adequate in size and shape to accommodate the proposed use, including setbacks, landscaping, private and common open space, recreation amenities, driveways, on-site parking, lighting, utilities, and other required improvements necessary to serve the proposed use and structures. The proposed project complies with the development standards for the EV2500 District of the East Valley Corridor Specific Plan to the maximum extent utilizing waivers as allowed by State Density Bonus Law and will be compatible with the adjacent residential uses that surround the project site.

2. The site for the proposed use relates to streets and highways which are properly designed and improved to carry the type and quantity of traffic generated or to be generated by the proposed use;

The subject property will take access from City streets (Orange Avenue and Alabama Street), which have been designed to accommodate the expected type and quantity of motor vehicle traffic to and from the proposed project. The existing roadways are designed to carry the type and quantity of residential traffic to be generated by the proposed use, including existing traffic from the existing portions of the project. The site for the proposed use relates to streets that are properly designed and improved to carry the type and quantity of traffic that will be generated by the proposed residential structures.

3. The conditions set forth in the approval and those shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare.

The conditions of approval for the project will protect the public health, safety, and general welfare.

Conditions are provided from the Planning Division, Building & Safety Division, and Land Use Engineering Division. The project has been conditioned to comply with the applicable provisions of the Redlands Municipal Code as well as the applicable California Building Code, California Fire Code, and any other applicable regulations.

RECOMMENDATIONS

Based on the above analysis and the findings contained within the Resolution, staff recommends that the Planning Commission recommend approval of Revision 1 to Commission Review & Approval No. 914, Parcel Map No. 20796, and the Density Bonus Agreement with Declaration of Affordable Housing Covenants and Restrictions, subject to the attached conditions of approval.

MOTIONS

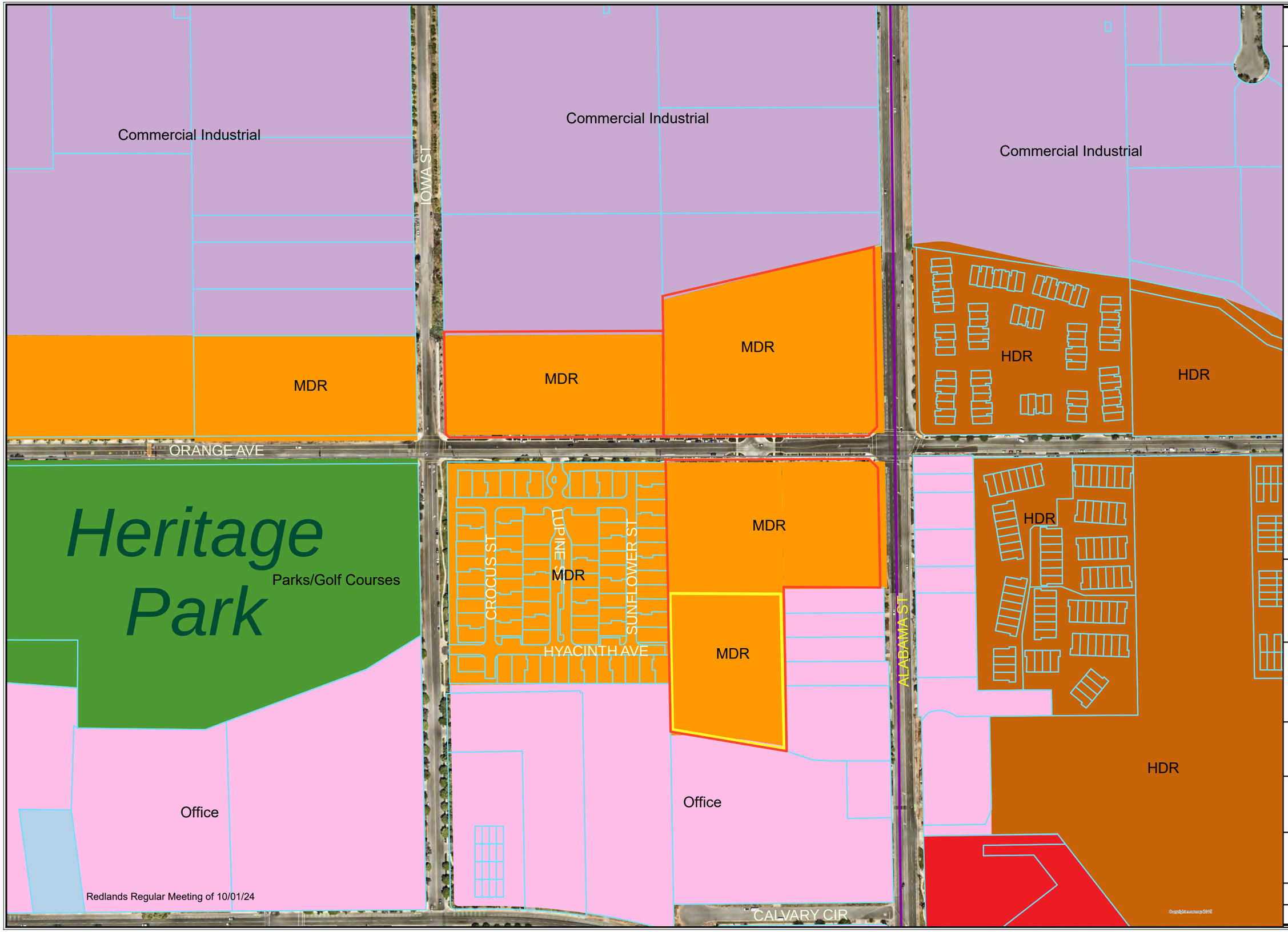
Should the Planning Commission concur with staff's recommendation, the following motion is suggested:

"I move that the Planning Commission adopt Resolution No. 1681 recommending that the City Council:

- Find that the proposed project is exempt from environmental review pursuant to Section 15332 of CEQA guidelines;
- Adopt the Socio-Economic Cost/Benefit Study prepared for the project;
- Approve Revision 1 to Commission Review & Approval No. 914;
- Approve Parcel Map No. 20796; and
- Approve a Density Bonus Agreement with Declaration of Affordable Housing Covenants and Restrictions for the proposed project."

Attachments

Attachment A: Location Map and Aerial Photograph
Attachment B: General Plan Land Use Map
Attachment C: Density Bonus Agreement
Attachment D-1: Site Plans
Attachment D-2: Floor Plans
Attachment E: Table of Development Standards
Attachment F: Landscape Plans
Attachment G: Architectural Elevations
Attachment H: Consistency with Architectural Guidelines
Attachment I: Parcel Map No. 20796
Attachment J: Socio-Economic Cost/Benefit Study
Attachment K: Environmental Exemption Checklist
Attachment L-1: Resolution No. 1681
Attachment L-2: Land Use Engineering Conditions of Approval



General Plan

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

N
W E
S

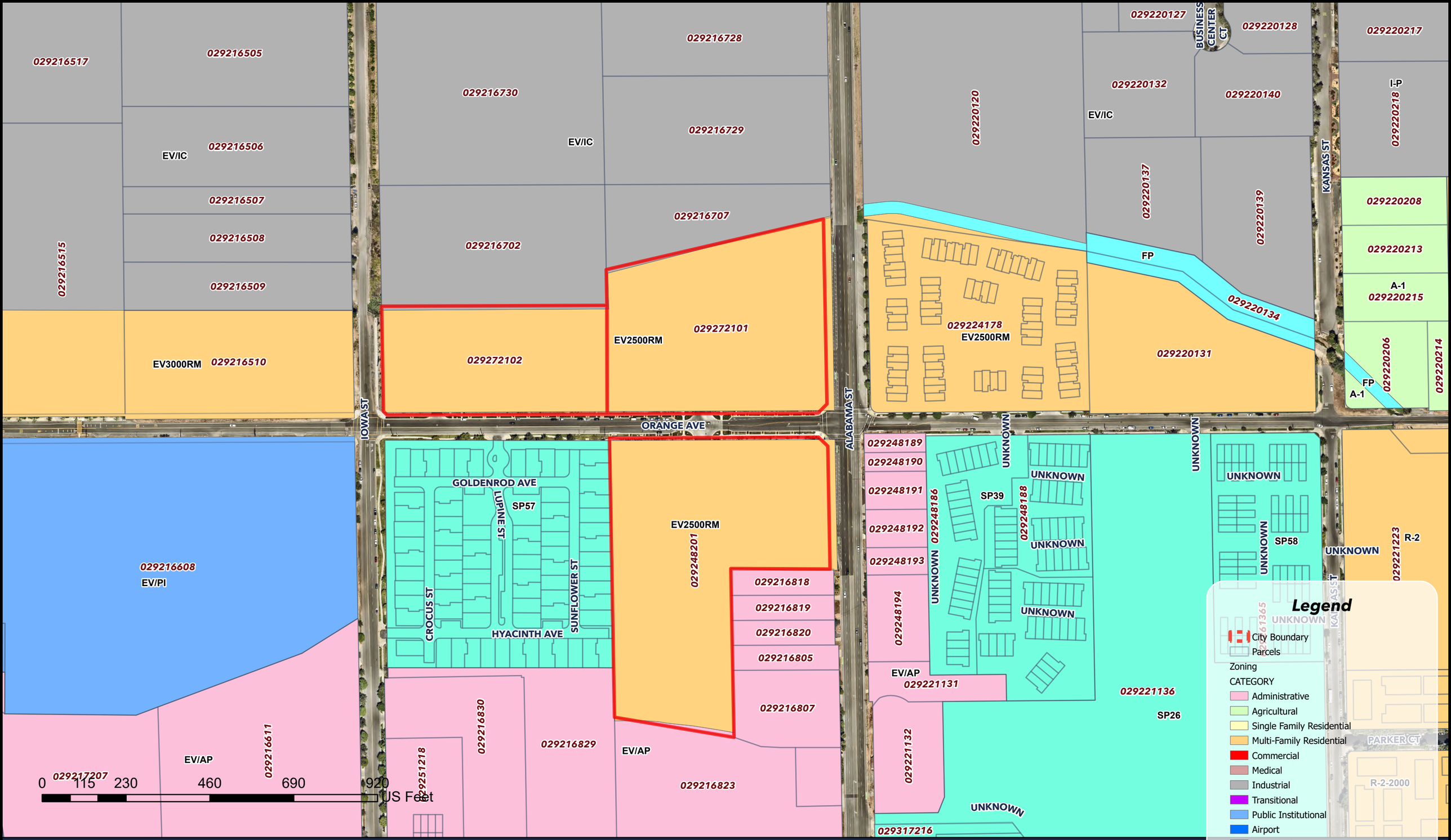
Scale
0 200 400
Feet

City of Redlands
Department of Innovation & Technology
Geographic Information Systems

City of Redlands "A City That Works"

June 17, 2024

OneStop.mxd



Legend

- City Boundary
- Parcels

Zoning

CATEGORY

- Administrative
- Agricultural
- Single Family Residential
- Multi-Family Residential
- Commercial
- Medical
- Industrial
- Transitional
- Public Institutional
- Airport
- Specific Plan
- Flood Plain
- Open Space

APN

Streets

Streets

City of Redlands
Zoning Map

Author: Redlands GIS **Date:** 7/26/2024

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:
City Clerk
City of Redlands
P. O. Box 3005
Redlands, CA 92373

SPACE ABOVE LINE FOR RECORDER'S USE ONLY
EXEMPT FROM RECORDING FEES (GOVT. CODE § 27383)
NO DOCUMENTARY TRANSFER TAX (R&T CODE § 11922)

APN: 0292-482-01-0000, 0292-721-01-0000, 0292-721-02-0000

CITY OF REDLANDS

DENSITY BONUS AGREEMENT WITH DECLARATION OF AFFORDABLE HOUSING COVENANTS AND RESTRICTIONS (Venue at Orange)

This Density Bonus Agreement with Declaration of Affordable Housing Covenants and Restrictions ("Agreement") is entered into as of this [_]th day of [_____], 2024, by and between the City of Redlands, a California municipal corporation ("City"), and Venue at Orange LLC, a Delaware Limited Liability Company ("Developer"). City and Developer are each sometimes individually referred to herein as a "Party" and, together, as the "Parties."

RECITALS

A. Developer is the owner of approximately 21.8 acres of real property located at 1600 Orange Avenue in Redlands, California, which is more particularly described in the legal description attached hereto as Exhibit "A" and incorporated herein by reference ("Property").

B. Developer is constructing a multi-family rental housing project on the Property, which comprises four separate buildings and, under this Agreement, would include a total of ten separate buildings (eleven buildings including the pool house) and as many as four-hundred and ninety-two (492) units (the "Project").

C. On or about October 15, 2019, the City granted to Developer certain entitlements to develop three-hundred and twenty-eight (328) units on the Property ("Base Units"). These entitlements included adoption of a Mitigated Negative Declaration, adoption of a Socio-Economic Cost/Benefit Study, approval of Amendment No. 45 to the East Valley Corridor Specific Plan, approval of Tentative Tract Map No. 20244, and approval of Commission Review and Approval No. 914, including the conditions of approval related thereto (collectively, the "Entitlements"). The Entitlements are hereby incorporated fully into this Agreement as if set forth at length herein.

D. Subsequent to the approval of the Entitlements, in or about December 2022, Developer submitted a request for a density bonus as part of a revision to the Entitlements (Revised Application No. 1, hereafter the "Revised Application"). As part of the Revised Application, Developer represents that it will restrict fifty (50) units in the Project, equal to fifteen percent (15%) of the Base Units, for Very Low Income households. In exchange, Developer seeks approval of a density bonus to develop an additional one-hundred and sixty-four (164) units in four new buildings ("Density Bonus Units"), two waivers, which are specified in Paragraph 2(e) below, and three concessions, which are further specified in Paragraph 2(d) below: (1) an increase in the number of stories for the four Density Bonus Unit buildings from three to four stories; (2) financial assistance in the amount of One Million, Five Hundred Thousand Dollars ($1,500,000), structured as a forgivable 55-year loan, evidenced by a promissory note and secured by a deed of trust, which City shall agree to subordinate to a senior loan, provided that City shall have not less than forty-five days to review and approve the subordination agreement, which approval shall not be unreasonably withheld; and (3) an increase in the perimeter fence height requirement from six feet to eight feet.

E. Provided that Developer complies with all of the requirements of the California Density Bonus Law (Government Code section 65915 et seq.), Developer is eligible to obtain a density bonus and certain incentives and/or concessions, including a waiver or reduction of City development standards, and City desires to enter into this Density Bonus Agreement in accordance with California law.

F. For purposes of complying with the Density Bonus Law, and the Redlands Municipal Code, and facilitating development of affordable housing within the City, City agrees to the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the mutual promises contained herein, the Parties agree as follows:

AGREEMENT

1. Recitals. The foregoing recitals are true and correct, and are incorporated herein as a substantive part of this Agreement.

2. Definitions. The following terms when used in this Agreement shall have the meanings ascribed to them:

(a) "Affordable Housing Cost" means the maximum costs that can be borne by a Very Low Income Household based on the requirements imposed by California Health and Safety Code § 50053.

(b) "Affordable Rent" means the Affordable Housing Cost minus Housing Related Expenses.

(c) "Affordable Unit" means a unit restricted for occupancy by a Very Low Income Household for Affordable Rent.

(d) "Density Bonus" means the additional one-hundred and sixty-four (164) units requested by Developer under the Density Bonus Law, defined below, in exchange for agreement to restrict the Affordable Units under this Agreement. With the Density Bonus, the total number of units in the Project will equal four-hundred and ninety-two (492).

(e) "Density Bonus Law" means California Government Code section 65915 et seq.

(f) "Developer Concessions" shall mean the following requested concessions:

(i) An increase in the number of stories for the Density Bonus Unit buildings on the Property, as identified in the Site Plan, from three to four stories with an average height of forty-five (45) feet, measured from finished floor elevation of ground floor, and a height of fifty-six (56) feet for architectural features, including the stair towers (the "Height Concession").

(ii) Financial assistance to offset a portion of development impact and permit fees, in the amount of One Million, Five Hundred Thousand Dollars ($1,500,000), structured as a forgivable 55-year loan, evidenced by a promissory note and secured by a deed of trust, which City shall agree to subordinate to a senior loan, provided that City shall have not less than forty-five days to review and approve the subordination agreement, which approval shall not be unreasonably withheld as set forth in the Loan Agreement (the "Financial Assistance Concession"). The Financial Assistance Concession, and terms and conditions thereof, are subject to review and approval of the City Council.

(iii) An increase in the perimeter fence height from a maximum of six (6) feet to a maximum of eight (8) feet (the "Fence Concession").

(g) "Housing Related Expenses" means any costs other than rent that are required to be borne by the tenant in an Affordable Unit. These costs consist of any costs that are imposed on tenants as a condition of occupancy, including any costs that are charged by Developer (or a successor acting as a landlord or on behalf of the landlord) for the use of amenities that are included in the Project.

(h) "Qualifying Household" means a household whose income does not exceed the maximum income allowable for a Very Low Income Household.

(i) "Site Plan" shall mean the drawings, maps, and depictions set forth in Exhibit "B," and approved by the City, which is attached hereto and incorporated herein by reference.

(j) "Very Low Income Household" means a household with income that meets the standards defined in California Health and Safety Code Section 50105. The maximum household income for Very Low Income Households shall be the amount published annually by the California Department of Housing and Community Development for San Bernardino County, as adjusted to reflect the actual household size of the tenant in a particular Affordable Unit.

3. Affordable Housing Requirements. Developer agrees to provide the Affordable Units on the terms and conditions in this Agreement in exchange for the Density Bonus and Developer Concessions as set forth in Paragraph 5.

(a) Project. Developer shall develop, or cause to be developed, the Affordable Units allowed by the Density Bonus in accordance with the Entitlements, as modified by the Revised Application, and this Agreement.

(b) Affordable Units. Developer covenants and agrees that it shall rent not less than fifty (50) units in the Project as Affordable Units at for an amount that does not exceed Affordable Rent during the Term of this Agreement, subject to the requirements in this Paragraph 3, and the following:

(i) Developer estimates that construction of the Density Bonus Units will be completed on or before January 1, 2027.

(ii) Following issuance by the City of a certificate of occupancy for all the Density Bonus Units, Developer shall submit to the City a written list identifying, by unit number, number of bedrooms, and location, the proposed Affordable Units ("Affordable Unit List"). The Affordable Unit List shall be subject to the review and approval by the City within seven (7) business days of submittal by Developer. In the event the City does not approve or deny the Affordable Unit List within seven business days of submittal by Developer, the Affordable Unit List shall be deemed approved. The City may disapprove a unit or units on the Affordable Unit List if the City reasonably determines that such unit(s) are not reasonably dispersed within the Project, , if the City has reasonable health and safety concerns regarding the units, or if the City reasonably believes rental of the unit(s) to a Very Low Income Household would violate Federal or State fair housing laws. In the event the City disapproves a unit(s) in accordance with this Paragraph 3(b)(ii), Developer shall submit an alternate unit(s) for review and approval by the City. Except as approved in writing by the City Manager, the Affordable Unit List shall include a minimum of (a) twenty five (25) Affordable Units located in the Density Bonus Units, and (b) any vacant and available units located in the Base Units that are candidates for Affordable Units within the reasonable discretion of Developer, . Developer shall make a reasonable and good faith effort to identify vacant units that are available for lease as Affordable Units . Based on the foregoing requirements, if the Affordable Unit List, as approved by the City, identifies less than fifty (50) Affordable Units, then the remaining Affordable Units shall be designated in accordance with sub-paragraph (iii), below. The final Affordable Unit List shall meet the

following requirements: three (3) Affordable Units shall be three-bedroom units, twenty three (23) Affordable Units shall be two-bedroom units, and twenty (24) Affordable Units shall be one-bedroom units.

(iii) If, at any time, there are less than fifty (50) designated Affordable Units in the Project, Developer shall notify the City within three (3) business days of when it discovers that a unit eligible to become an Affordable Unit ("Candidate Unit"). Developer shall make a reasonable and good faith effort to designate any Candidate Unit as an Affordable Unit and shall provide notice to the City whether the Candidate Unit will be designated as an Affordable Unit ("Candidate Unit Notice"). Developer's Candidate Unit Notice shall provide the City with the unit number, number of bedrooms, and location within the Project. The City shall have seven (7) business days from the receipt of the Candidate Unit Notice to respond as follows: (A) if a Candidate Unit is not designated as an Affordable Unit, the City may approve of this determination or provide notice of disapproval, in which case the City and Developer shall meet and confer in good faith to resolve the disagreement; (B) if a Candidate Unit is designated as an Affordable Unit, then the City may approve of this determination or provide notice of disapproval for the following reasons: (1) if the City reasonably determines that such unit is not reasonably dispersed within the Project, (2) if the City has reasonable health and safety concerns regarding the unit, or (3) if the City reasonably believes rental of the unit to a Very Low Income Household would violate Federal or State fair housing laws. If the City does not respond to the Candidate Unit Notice in writing within seven (7) business days, the determination of Developer shall be deemed approved. If the Candidate Unit is disapproved by the City, Developer shall thereafter provide notice to the City of the next available unit as a Candidate Unit and the City shall respond in the manner specified above. If a Candidate Unit is approved as an Affordable Unit, then it shall be added to the Affordable Unit List. Developer shall follow the process set forth herein until fifty (50) Affordable Units have been approved by the City.

(iv) Each individual Affordable Unit approved by the City shall be rented to Very Low Income Households for a period of fifty-five (55) years, which period shall commence on the date the individual Affordable Unit is rented to a Very Low Income Household. Except for the minimum number of Affordable Units required to be designated in the Density Bonus Units under sub-paragraph (ii) of this Paragraph 3(b), or in the event of a default of this Agreement, the Parties expressly acknowledge that until Project units are approved as Affordable Units, they may be rented as market-rate units.

(v) Developer shall pay the actual cost of utilities (including electricity, gas, water, and trash/recycling collection) for each Affordable Unit, up to the average cost of all Project units of the same bedroom count as the Affordable Unit, or, alternatively, the utility allowance established by the Housing Authority for the County of San Bernardino for the applicable year, at Developer's election. Developer shall state the average cost of utilities and any charges to tenants as part of the annual report required by this Agreement.

(vi) The rental restrictions and conditions described in this Agreement shall run with the land and shall be binding on all successor owners of the Property. City is given the express authority by Developer to enforce the restrictions and conditions described in this Agreement. Except as provided herein, the Affordable Units shall be rented, marketed, managed, maintained, and treated in the same manner as all other units on the Property.

(vii) Developer represents and warrants the affordability requirements set forth in this Agreement do not conflict with any other agreements or obligations regarding the Property, including any current loans that are secured by the Property or the Project. Developer further acknowledges and agrees that the requirements of this Agreement cannot be subordinated to any future loan.

(c) Affordable Rent. The Affordable Units shall be rented exclusively to Qualifying Households for an amount that does not exceed Affordable Rent, in accordance with California Health and Safety Code § 50053. Rent for a Qualifying Household may not be increased more frequently than annually to reflect increases in area median income.

(d) Minimum Development Standards For Affordable Units. The Affordable Units shall be constructed with the same exterior appearance and interior features, fixtures, and amenities, and shall use the same type and quality of materials as provided for the other units in the Project.

(e) Determination of Household Income.

(i) Developer shall determine whether a household is eligible for an Affordable Unit by requiring the household to complete a form that verifies the income of the household ("Income Certification Form").

(ii) The Income Certification Form shall be certified or recertified as follows: (A) at the initial application for occupancy, (B) at least once every twelve (12) months during the Term, and (C) each renewal of a lease for an Affordable Unit.

(f) Verification. Developer shall make a good faith effort to verify the accuracy of income information provided in any Income Certification Form to verify that an applicant or existing occupant is a Qualifying Household in accordance with California law, and taking one or more of the following steps, as reasonably required or indicated.

(i) Obtain an income tax return and copy of each W2 Wage and Earnings Statement for the most recently concluded income tax year;

(ii) Contact a credit reporting agency or conduct a similar search;

(iii) Obtain an income verification form from current employer(s) of the applicant(s) or existing tenant(s);

(iv) Obtain an income verification form from the United States Social Security Administration or the California Department of Social Services, if the applicant(s) or existing tenant(s) receive assistance from either of such agencies; or

(v) If the applicant or existing tenant is an adult who is unemployed and has no such income tax return, obtain another form of independent verification.

(g) Evidence. All verification information shall only be obtained by Developer after obtaining written consent from the applicant or existing tenant for the release of such information to Developer. Failure to consent in writing to the release of such income verification information to Developer may disqualify an individual for occupancy of an Affordable Unit or be grounds for termination of a tenancy in an Affordable Unit.

(h) Tenant Selection Policies and Criteria. The Developer shall adopt written tenant selection policies and criteria applicable to the Affordable Unit that:

(i) Are consistent with the purpose of providing affordable rental housing for Qualifying Households at an Affordable Rent;

(ii) Are reasonably related to tenant eligibility and ability to perform the obligations of the lease for an Affordable Unit;

(iii) Provide for the selection of tenants from a written waiting list in the chronological order of their application, insofar as is practicable;

(iv) Give prompt written notice to any rejected applicant of the grounds for rejection;

(v) Upon designation of a unit on the approved Affordable Unit List in accordance with Paragraph 3, provide for the Affordable Unit to be available for occupancy on a continuous basis to Qualifying Households;

(vi) Do not give preference to any particular class or group of persons in leasing or renting the Affordable Unit except to the extent that a tenant must be a Qualifying Household; and

(vii) Provide for notice to the City when a vacancy arises in an Affordable Unit.

The tenant selection policies and criteria prepared in accordance with this Paragraph shall be set forth in the Management Plan required under this Agreement.

(i) Changes in Household Income. A tenant who initially qualified as a Very Low Income Household, but whose income subsequently exceeds the initially qualifying income limit for a Very Low Income Household shall continue to be considered a Qualifying Household provided that a six (6) month notice of termination of tenancy for such over-income tenant shall be served by Developer, provided such six (6) month period is consistent with State law, and the tenant shall not be required to pay rent that exceeds an amount that is the least of the amount that would be payable by the tenant under (i) low income housing tax credit regulations, (ii) State or local law or (iii) thirty percent (30%) of the household's adjusted gross income. In the event the tenant experiences a change of income from the time a notice of termination is served and the tenant vacates, and the change of income would qualify the tenant for the Affordable Unit, the tenant shall have the right to remain in the Affordable Unit on the same terms and conditions as the terminated lease, except for any changes permitted by the lease, this Agreement, or applicable law.

(j) Prohibition Against Discrimination. Developer shall not discriminate against any tenant or potential tenant on the basis of sex, color, race, religion, ancestry, national origin, age, pregnancy, marital status, familial status, family composition, sexual orientation, gender, gender identity, gender expression, source of income, disability, veteran or military status, genetic information, or the potential or actual occupancy of minor children. Developer further agrees to take affirmative action to ensure that no such person is discriminated against for any of the above mentioned reasons by its agents or employees.

(k) Management Plan. Developer shall prepare a management plan for the Affordable Units that provides for the implementation of the requirements in this Agreement, including but not limited to the marketing of the Affordable Units, tenant selection criteria and process, waiting list management, verification of income, setting utility allowances for Affordable Rent, and any other matter related to management of the Affordable Units ("Management Plan"). The Management Plan shall include specific affirmative marketing plans that are intended to make the Affordable Units available for occupancy to Qualifying Households as soon as practical after issuance of a certificate of occupancy for the Density Bonus Units. The Management Plan shall be submitted to the City Manager, or its designee, for approval, which the City shall make a good faith effort to approve within a reasonable period of time, which shall not be unreasonably withheld, and attached as Exhibit (C) to this Agreement and incorporated herein by reference. The City's Planning Commission shall have the right to review the Management Plan prior to City approval.

(l) Annual Report. On or before the annual anniversary of the recording of this Agreement, and the same date each year thereafter, Developer shall provide the City with an annual report that sets forth the number of Affordable Units that are rented or vacant, the dates of any vacancies and new leases by each Affordable Unit, certification of compliance with all requirements to verify income for Qualifying Households, the cost of utilities for the Affordable Units and any charges to tenants of the Affordable Units for the utilities, and any other information reasonably required by the City to ensure compliance with this Agreement.

4. Developer Covenant Regarding Lease of Affordable Units. Developer, for itself, its successors, assignees and affiliates, covenants and agrees that, if any Affordable Unit is rented or leased during the Term, the rental or lease of the Affordable Unit shall be accomplished through a written lease agreement and all of the following restrictions shall apply:

(i) Developer shall provide a legible copy of this Density Bonus Agreement to each prospective tenant of any Affordable Unit, prior to entering into a lease with such tenant.

(ii) The lease for each Affordable Unit shall expressly state that the lease is subject and subordinate to this Density Bonus Agreement and shall incorporate each and every provision of this Density Bonus Agreement, either expressly or by reference.

(iii) Developer shall not lease an Affordable Unit to any occupant with any family relationship to Developer or who owns, directly or indirectly, any interest in the ownership. For purposes of this section, indirect ownership by an individual shall mean ownership by a family member, ownership by a corporation, partnership, estate or trust in proportion to the ownership or beneficial interest in such corporation, partnership, estate or trust held by the individual or a family member, and ownership, direct or indirect, by a partner of the individual.

(iv) Developer shall: (a) maintain and operate all units on the Property so as to provide decent, safe and sanitary housing consistent with federal housing quality standards and the Redlands Municipal Code; (b) make any required repairs or provide any required cleanup; and (c) provide the Affordable Units with the same levels of services and maintenance as are provided to any of the other dwelling units on the Property.

(v) A tenant occupying an Affordable Unit may not sublet the unit without the written permission of both Developer and City. The City shall not grant permission to lease, rent, or sublet the Affordable Unit if it finds that the prospective tenant or occupant is not an Qualifying Household. Any individual who subleases an Affordable Unit in violation of the provisions of this Agreement shall be required to forfeit to City all monetary amounts so obtained.

(vi) The City shall have a right of first refusal to lease any or all of the Affordable Units at the rent that would be paid by a Very Low Income Household, so long as City exercises such right within seven (7) business days of Developer requesting City's approval to identify such Affordable Unit(s) on the Affordable Unit List.

(vii) Any deed that conveys an Affordable Unit shall contain a covenant stating that the Developer shall not sell, rent, lease, sublet, assign or otherwise transfer any interests for the same if the sales or rental price of the Affordable Unit is inconsistent with the limits established for a Qualifying Household.

(viii) The City shall have the authority to enter into other agreements with the Developer, or purchasers of the Property, as may be necessary to ensure that the Affordable Units are continuously occupied by a Qualifying Household.

5. Density Bonus; Concessions; Waivers. In exchange for the agreement to the construct the Affordable Units on the terms and conditions set forth herein, and for purposes of compliance with the Density Bonus Law, the Parties agree to the following:

(a) Developer shall be granted a Density Bonus equal to fifty percent (50%) for the proposed three-hundred and twenty-eight (328) Base Units resulting in a density that allows an additional one-hundred and sixty-four (164) units on the Property. Accordingly, under this Agreement, Developer is entitled to construct up to four hundred and ninety-two (492) total units on the Property.

(b) The City agrees to the Height Concession and Fence Concession as requested.

(c) The Parties agree that the Financial Assistance Concession shall be satisfied by a loan from the City in a principal amount of One Million Five Hundred Thousand Dollars ($1,500,000.00) by providing a loan on the terms and conditions set forth in the Loan Agreement, as approved by the City Council. The Financial Assistance Concession, as implemented by the Loan Agreement, is subject to available funds from the City's Inclusionary Housing Fund, which shall be deposited into escrow, on behalf of Developer, for purposes of paying development impact and permit fees to the City. Developer agrees that, prior to issuance of a building permit for the Density Bonus Units, it shall pay all development impact and permit fees imposed by the City for the Density Bonus Units that are not paid directly from escrow as part of the Financial Assistance Concession, or deferred on the terms and conditions set forth in the Loan Agreement.

Developer agrees that the Developer Concessions, as agreed to herein, fully satisfy the City's obligation under the Density Bonus Law.

6. Permits and Processing; Compliance with Laws.

(a) Developer, at its sole cost and expense, shall secure or cause to be secured any and all permits that may be required by City or any other federal, state, or local government entity having or claiming jurisdiction over the Property or Project. Upon securing any and all permits, Developer shall carry out and perform the development, construction, management, maintenance and rental of the Project in conformity with all applicable federal, state, and local laws and regulations, and all conditions of approval issued for the Project.

(b) City shall have no responsibility for the construction, installation, management, operation or maintenance of the Project.

(c) Developer acknowledges and understands that, except for the approval of this Density Bonus and the Developer Concessions, this Agreement shall not constitute an amendment, modification, enlargement or other change to the Entitlements. Developer shall be obligated and solely responsible for applying for, obtaining, and complying with any further approvals or permits necessary.

(d) The Parties agree that the Entitlements for the Project shall be deemed modified to allow for the Density Bonus, the Height Concession, and Fence Concession, and the Financial Assistance Concession, subject to the covenants and restrictions set forth herein to develop and operate the Affordable Units. Developer further agrees and acknowledges that compliance with this Agreement is a requirement of the Entitlements.

(e) Developer acknowledges that the City has not made any representation, express or implied, to Developer or any person associated with Developer regarding whether or not laborers employed relative to the construction of the Project must be paid the prevailing per diem wage rate for their labor classification, as determined by the State of California, pursuant to Labor Code Sections 1720, et seq, or pursuant to the federal Davis-Bacon Act (40 U.S.C. 3141), or any other law governing wages paid to laborers (collectively, "Prevailing Wage Laws"). Developer represents and warrants that it is familiar with the Prevailing Wage Laws and that Developer shall determine whether Prevailing Wage Laws apply to the Project. To the extent applicable, and without limitation, Developer agrees and acknowledges it shall have the sole responsibility to determine whether or not laborers employed relative to the construction of the Project must be paid in accordance with Prevailing Wage Laws and that Developer shall comply with all other applicable requirements of the Prevailing Wage Laws. Developer shall defend, indemnify and hold City, the City, its elected officials, officers, employees, and agents free and harmless from any claims, liabilities, costs, penalties or interest arising out of any failure or alleged failure to comply with the Prevailing Wage Laws.

(f) Nothing contained in this Agreement shall require Developer or City to do anything contrary to or refrain from doing anything required by federal or state law, or regulations promulgated thereunder, which are applicable to the construction, management, maintenance, and rental of the Affordable Units and the Project.

7. No Further Incentives, Concessions, or Waivers. Developer acknowledges and agrees that no other incentives, concessions, or waivers have been requested, and that City has fully satisfied any duty City may have under the Redlands Municipal Code, the Density Bonus Law, or any other law or regulation applicable to the Project, to provide any development incentive or concession to Developer, including the waiver or reduction of any building, zoning, or other requirement. By this Agreement, Developer releases any and all claims Developer may have against the City related to or arising from, in any way, City's obligation to waive requirements of or provide development incentives or concessions pursuant to any state, federal, or local law, rule, or regulation applicable to the Project.

8. Term. The Term of this Agreement shall begin upon execution of this Agreement by both Parties and shall end fifty-five (55) years from the date the fiftieth (50th) Affordable Unit is rented to an Affordable Household. Pursuant to Paragraph 3(b)(iv) of this Agreement, each individual Affordable Unit approved by the City shall be rented to Very Low Income Households for a period of fifty-five (55) years, which period shall commence on the date the individual Affordable Unit is rented to a Very Low Income Household. After the fifty-five (55) year period lapses for an individual Affordable Unit, it shall no longer be required to be leased to a Very Low Income Household.

9. Agreement to be Recorded; Priority. Within sixty (60) days of execution of this Agreement, it shall be recorded in the Official Records of San Bernardino County, California as senior, non-subordinate covenants and as an encumbrance running with the land for the full Term of this Agreement. In no event shall this Agreement be made junior or subordinate to any deed of trust or other document providing financing for the construction or operation of the Project or any other lien or encumbrance whatsoever for the entire fifty-five (55) year Term of this Agreement. Notwithstanding anything to the contrary herein, the City shall have the discretion to subordinate this Agreement to regulatory restrictions of public lender(s) restricting occupancy of units in the Project to Affordable Housing. Upon a determination by the City Manager that the conditions in this Paragraph have been satisfied, the City Manager or the City Manager's designee will be authorized to execute the approved subordination agreement without the necessity of any further action or approval by the City Council. The terms of this Paragraph 9 are not applicable to the Financial Assistance Concession.

10. Liquidated Damages. Developer acknowledges that the City is implementing the goals, objectives and policies of the City's General Plan Housing Element, and that City has granted incentives and/or concessions to Developer in recognition of Developer's designation of fifty (50) Affordable Units. However, it is extremely difficult and impractical to ascertain the extent of the damages to City, therefore, in addition to any other legal or equitable remedies, City may have, Developer and City agree that if the Affordable Units in the Project are not rented with Affordable Rents in accordance with the provisions of this Agreement, as liquidated damages, City shall be entitled to recover from Developer the amount of any rents received by Developer from any units in excess of the limits of Affordable Rent. This liquidated damages provision relates solely and exclusively to a breach of this Agreement arising from renting the Affordable Units on terms that exceed the limits of Affordable Rent. Nothing in this Liquidated Damages clause shall limit or be construed to limit City's right to recover the City Loan for a breach of the Loan Agreement or enforce the City's rights under the Loan Agreement or the Deed of Trust securing the City Loan.

11. Indemnification. Developer shall defend, indemnify and hold harmless City and its officers, agents, employees, representatives, and volunteers (collectively, "Indemnitees") from and against any loss, liability, claim or judgment relating in any manner to this Density Bonus Agreement. Developer shall not be required to indemnify and hold harmless Indemnitees for liability attributable to the negligence or willful misconduct of Indemnitees, provided such

negligence is determined by agreement between the parties or by the findings of a court of competent jurisdiction. In instances where an Indemnitee is shown to have been negligent and where Indemnitees' negligence accounts for only a percentage of the liability involved, the obligation of Developer will be for that entire portion or percentage of liability not attributable to the negligence of Indemnitees.

12. City's Right to Inspect Affordable Units. City may inspect the Affordable Units and any Candidate Units at any reasonable time for so long as this Agreement remains in effect, subject to reasonable notice to the tenant of an Affordable Unit(s) or Candidate Unit, to determine Developer's compliance with this Agreement. Subject to any requirements of federal or state law, upon request by City, Developer (or its agent or successors or assigns responsible for management of the Project) shall provide notice to a tenant of any inspection pursuant to this Paragraph 12.

13. Defaults and Remedies. City shall have the right to specifically enforce each and every covenant, condition, restriction, and provision in this Agreement and Developer hereby agrees and acknowledges that money damages are an inadequate remedy for any default under this Agreement.

(a) Default. A party shall be in default of this Agreement if it breaches any term or provision of this Agreement, and fails to correct the violation within thirty (30) days after receipt of notice from the other party; provided, however, if a longer period to cure the violation is reasonably necessary, and the party in breach of the Agreement is diligently pursuing a cure, then it shall have a reasonable time necessary to cure the breach, but not to exceed ninety (90) days.

(b) Remedies. Upon a default of this Agreement, City may institute any appropriate legal actions or proceedings necessary to enforce this Agreement, including but not limited to actions for injunctive relief or damages. The remedies allowed under this Agreement include enforcement of all requirements of Developer to comply with the Redlands Municipal Code, the Entitlements, and any and all remedies allowed under the Redlands Municipal Code for violations of its provisions. This Agreement is not intended to and shall not limit any remedies available under the Loan Agreement.

14. Waiver. Failure by a Party to insist upon the strict performance of any of the provisions of this Agreement by the other Party, or the failure by a Party to exercise its rights upon the default of the other Party, shall not constitute a waiver of such Party's right to insist and demand strict compliance by the other Party with the terms of this Agreement thereafter.

15. Attorney's Fees. In the event any action is commenced to enforce or interpret 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 attorney's fees, including fees for use of in-house counsel by a Party.

16. Time. Time is of the essence in this Agreement.

17. Notices. Any approval, disapproval, demand, document or other notice ("Notice") which either Party may desire to give to the other Party under this Agreement must be in writing and may be given either by (i) personal service, (ii) delivery by reputable document delivery service such as Federal Express that provides a receipt showing date and time of delivery, or (iii) mailing in the United States mail, certified mail, postage prepaid, return receipt requested, addressed to the address of the party as set forth below, or at any other address as that party may later designate by Notice:

Developer:	Venue at Orange LLC, a Delaware Limited Liability Company 11230 Sorrento Valley Road, Suite 140 San Diego, CA 92121 Attention: Tim Barzal
And a copy to:	Cox, Castle & Nicholson 3121 Michelson Drive, Suite 200 Irvine, CA 92612 Attention: Morgan Gallagher, Esq.
City:	City of Redlands 35 Cajon Street Redlands, California 92373 Attention: City Clerk
With a copy to:	City Attorney 35 Cajon Street Redlands, California 92373

Such addresses may be changed by notice to the other party given in the same manner as provided above.

18. Third Party Beneficiaries. The Parties acknowledge and agree there are no third party beneficiaries of this Agreement. City and Developer shall have full right and ability to enforce each and every covenant and restriction in this Agreement. No other person or entities shall have any right of action hereunder.

19. Successors and Assigns. This Agreement shall run with the land, and all of the terms, covenants and conditions of this Agreement shall be binding upon Developer and City and the permitted successors and assigns of Developer and City. Whenever the terms

"Developer" or "City" are used in this Agreement, such terms shall include any other successors and assigns as herein provided.

20. Project as Private Undertaking. It is specifically understood and agreed by and between the Parties hereto that the development of the Project is a private development, that neither Party is acting as the agent of the other in any respect hereunder, and that each Party is an independent contracting entity with respect to the terms, covenants, and conditions contained in this Agreement. No partnership, joint venture, or other association of any kind is formed by this Agreement. The only relationship between City and Developer is that of a government entity regulating the development of private property and the Developer of such property.

21. Entire Agreement. This Agreement and all of its Exhibits set forth and contain the entire understanding and agreement of the Parties, and there are no oral or written representations, understandings or ancillary covenants, undertakings, or agreements which are not contained or expressly referred to herein. No testimony or evidence of any such representations, understandings, or covenants shall be admissible in any proceedings of any kind or nature to interpret or determine the terms or conditions of this Agreement.

22. Partial Invalidity. If any provision of this Agreement shall be declared invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions hereof shall not in any way be affected or impaired.

23. Interpretation and Governing Law. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purpose of the Parties hereto, and the rule of construction that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Agreement. This Agreement and any dispute arising hereunder shall be governed and interpreted in accordance with the laws of the State of California.

24. Amendment. This Agreement may not be changed orally, but only by an agreement in writing signed by Developer and City. The City Manager, or the City Manager's designee, may execute an amendment to this Agreement that is necessary to implement the provisions stated herein; provided, however, that any relating to the term, number or percentage or type of Affordable Units, any of the income or rental restrictions under this Agreement, or the number or type of any incentives or concessions given by the City, must be approved by the City Council.

25. Counterparts. This Agreement may be executed in two or more separate counterparts, each of which, when so executed, shall be deemed to be an original. Such counterparts shall, together, constitute and shall be one and the same instrument. This Agreement shall not be effective until the execution and delivery by the Parties of at least one set of counterparts. The Parties hereunder authorize each other to detach and combine original signature pages and consolidate them into a single identical original. Any one of such completely executed counterparts shall be sufficient proof of this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date and year first set forth above.

DEVELOPER:

Venue at Orange LLC, a Delaware Limited Liability Company

By: _____
Tim Barzal
Its:_____

Date: _____

*Developer signature to be notarized.

CITY OF REDLANDS, a California municipal corporation

By: _____
Eddie Tejeda, Mayor

Date: _____

ATTEST:

_____
Jeanne Donaldson, City Clerk

APPROVED AS TO FORM:

_____

ACKNOWLEDGEMENT

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

STATE OF CALIFORNIA)
COUNTY OF _____)

On _____, 2024 before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature:_____ (seal)

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

[TO BE ADDED]

EXHIBIT B

SITE PLAN

[TO BE ADDED]

EXHIBIT C

MANAGEMENT PLAN

[TO BE ADDED]

KEYSER MARSTON ASSOCIATES

MEMORANDUM

ADVISORS IN:
Real Estate
Affordable Housing
Economic Development

BERKELEY
Debbie M. Kern
David Doezema

LOS ANGELES
Kathleen H. Head
Kevin E. Engstrom
Julie L. Romey
Tim R. Bretz

SAN DIEGO
Paul C. Marra
Linnie A. Gavino

EMERITUS
A. Jerry Keyser
Timothy C. Kelly

To: Brian Desatnik, Director of Development Services
City of Redlands

From: Kathleen Head

Date: August 1, 2024

Subject: Financial Gap Analysis: Venue at Orange Phase 2

At your request, Keyser Marston Associates, Inc. (KMA) prepared a financial analysis of the proposed development on a 3.2 acre portion of the property located at 1600 Orange Avenue (Site). Luxview Properties (Developer) submitted an application to the City of Redlands (City) to use the California Government Code Section 65915 et seq. (Section 65915) density bonus to allow 164 units to be developed on the Site.

Section 65915 (d)(2) allows the Developer to request concessions or incentives that result in identifiable and actual cost reductions.[1] One of the concessions being requested by the Developer is a $1.5 million loan from the City that will be forgiven over a 55-year period.

The purpose of the following KMA analysis is to determine whether the assistance being requested is required to make the "Proposed Project" financially feasible.

EXECUTIVE SUMMARY

The results of the following KMA analysis can be summarized as follows:

[1] Section 65915 does not identify any differences between what constitutes a concession versus an incentive. The term concession is used from this point forward in this analysis.

1. The Developer has the right to request three concessions under the benefits provided by Section 65915 (d)(2)(C).

2. The Developer's request for financial assistance fulfills the requirement that a concession result in identifiable and actual cost reductions.

3. The Proposed Project exhibits a $1.59 million financial gap. As such, the Developer's request for a $1.5 million forgivable loan is supported by the KMA financial analysis.

BACKGROUND STATEMENT

The City previously approved the 328 unit Venue at Orange for development on the Site. In December 2022, the Developer submitted a Section 65915 density bonus application to the City. The fundamental terms are:

1. The Section 65915 density bonus requirements are calculated using the base density allowed under the Site's zoning standards. The Site's base zoning allows for the development of 328 units.

2. The Developer is proposing to provide 50 very low income units in the Proposed Project. This represents 15% of the units allowed by the Site's base zoning.

3. Under Section 65915 (f)(2) the Developer is entitled to a 50% density bonus.

4. A 50% density bonus applied to 328 base zoning units allows for an additional 164 units to be developed:

    a. 114 additional market rate units; and

    b. 50 very low income units.

5. Section 65915 (d)(2)(C) allows the Developer to request three concessions. The Developer requested the following concessions:

    a. An increase in building height from three to four stories;

    b. An increase in a perimeter wall fence height requirement from six to eight feet; and

c. A $1.5 million loan from the City that would be forgiven over a 55-year term.

6. Section 65915 (e)(1) prohibits a jurisdiction from applying any development standard that will have the effect of precluding the construction of a project at the density allowed by Section 65915 (b). The Developer is requesting six development standards waivers under the auspices of this provision.

FINANCIAL GAP ANALYSIS

KMA prepared a pro forma analysis to assist in the financial gap analysis. The pro forma analysis follows this memorandum, and is organized as follows:

Pro Forma Analysis Organization	
Table 1:	Estimated Development Costs
Table 2:	Estimated Stabilized Net Operating Income
Table 3:	Estimated Financial Gap

Estimated Development Costs (Table 1)

KMA reviewed the Developer's development cost estimates, and then independently prepared a pro forma analysis for the Project. The resulting development costs are estimated as follows:

Property Acquisition Costs

The Developer allocated 100% of the property acquisition costs to Venue at Orange Phase 1. No property acquisition costs are included in the KMA pro forma analysis.

Direct Costs

The direct cost estimates included in this analysis are based on the assumption that the Proposed Project will not be subject to prevailing wage requirements. The direct costs applied in this analysis can be detailed as follows:

1. A $216,000 allowance is provided for the provision of a water line that is separate and independent from the water lines that serve Venue at Orange Phase 1.

2. The on-site improvement costs are estimated at $25 per square foot of land area. This includes the costs associated with building at grade parking spaces.

3. The residential building costs are estimated at $185 per square foot gross building area (GBA).

4. The Developer included a $150,000 allowance for furnishing, fixtures and equipment.

5. A 12.5% allowance is provided for contractor costs, liability insurance, construction bonds and a direct cost contingency allowance.

KMA estimates the total direct costs at $37.85 million, which equates to $230,800 per unit.

Indirect Costs

The indirect costs are estimated as follows:

1. The architecture, engineering and consulting costs are estimated at 5% of direct costs.

2. The Developer estimates the public permits and fees costs at $2.9 million. This includes the impact fees that comprise the $1.5 million forgivable loan that is being requested by the Developer.

3. The taxes, insurance, legal and accounting costs are estimated at 2.0% of direct costs.

4. A marketing and leasing cost allowance of $5,000 per unit is provided.

5. The development management fee, which is used for general and administrative expenses, is set at 3.5% of direct costs.

6. An indirect cost contingency allowance that is equal to 5% of other indirect costs is provided.

KMA estimates the total indirect costs at $8.08 million.

Financing Costs

1. The interest costs incurred during the construction and absorption period are estimated based on the following assumptions:

    a. 100% of the development costs are funded with debt and equity at a blended rate of 8.25%.

    b. The construction period is estimated at 18 months, and the absorption period is estimated at six months.

    c. A 60% average outstanding funds balance is estimated over the construction period, increasing to 100% during the absorption period.

2. The loan origination fees are estimated based on the following assumptions:

    a. The construction loan is underwritten at a 60% loan to value ratio.

    b. The loan origination fees are set at one point.

KMA estimates the financing costs at $6.37 million.

Total Development Costs

KMA's estimate of the total development costs is presented is detailed in Table 1 and summarized in the following table:

Estimated Development Costs	
Property Acquisition Costs	$0
Direct Costs	37,851,000
Indirect Costs	8,080,000
Financing Costs	6,375,000
Estimated Total Development Costs	$52,306,000

Estimated Stabilized Net Operating Income

INCOME

Market Rate Rents

The Developer provided the City and KMA with a recent rent roll for Orange at Venue Phase 1. This served as the basis for the following market rents that are used in this analysis:

Estimated Market Rents				
Number of Bedrooms	Unit Size (Square Feet)	Number of Units	Monthly Rent	Annual Market Rent Income
1	674	51	$2,307	$1,411,900
1	783	4	$2,551	122,400
2	1,045	13	$2,739	427,300
2	1,158	46	$2,739	1,511,900
Totals		114		$3,473,500

Very Low Income Rents

Section 65915 (c)(1) defines the affordable rents for density bonus projects based on the calculation methodology imposed by California Health and Safety Code Section 50053. Under this methodology, the affordable rents for very low income units are calculated based on 50% of the San Bernardino County median income for benchmark household sizes equal to the number of bedrooms in the unit plus one.

The applicable very low income rents in 2024 are calculated as follows:

2024 Very Low Income Rent Calculations		
	One Bedroom Units	Two Bedroom Units
Benchmark Household Size	2	3
Area Median Income (AMI)	$78,000	$87,750
Very Low Income as a % of AMI	50%	50%
Income Allotted to Housing Expenses	30%	30%
Annual Gross Available Income	$11,700	$13,162
Monthly Gross Available Income	$975	$1,097
(Less) Utility Allowance [2]	(185)	(261)
Net Very Low Income Rents	$790	$836

Other Income

The Developer estimates that the Proposed Project will generate the following other income:

1. Miscellaneous income is estimated at $7.00 per unit per month across all 164 units.

2. Metered utility revenues from the 114 market rate units are estimated at $60 per unit per month.

Effective Gross Income

The resulting gross income is estimated to totals $4.06 million. When that is reduced by a 5% allowance for vacancy and collection costs, the effective gross income is estimated at $3.85 million.

[2] Based on the Housing Authority of the County of San Bernardino utility allowance schedule for apartment development effective as of October 1, 2023. Assumes the units are served by all electric appliances.

Operating Expenses

KMA estimated the operating expenses for the Proposed Project based on the following assumptions:

1. The general operating expenses are estimated at $5,000 per unit per year.
2. The property taxes are estimated based on the following assumptions:
    a. The estimated stabilized net operating income is capitalized at a 4.25% rate to estimate the value of the Proposed Project.
    b. The property tax rate is set at 1.15% of the estimated value.
3. A $150 per unit per year allowance is provided to fund a replacement reserve account.

Based on the preceding assumptions, the operating expenses are estimated at $9,060 per unit per year. This equates to total operating expenses of $1.48 million.

Estimated Stabilized Net Operating Income

The KMA estimate of stabilized net operating income is summarized in the table below and detailed in Table 2.

Estimated Stabilized Net Operating Income	
Effective Gross Income	$3,854,300
Financing Costs	(1,485,800)
Estimated Stabilized Net Operating Income	$2,368,500

Estimated Financial Gap (Table 3)

The financial gap is equal to the difference between the estimated value of the Proposed Project and the estimated development costs plus the threshold profit that would be required to attract investment to the Proposed Project. The components of the financial gap analysis can be described as follows:

1. The value of the Proposed Project is estimated at $55.7 million based on the following assumptions:
    a. The stabilized net operating is estimated at $2.37 million.
    b. A 4.25% capitalization rate is used to estimate the value.
2. The offsets to this value are estimated to total $57.3 million, and they are comprised of the following components:
    a. The development costs are estimated at $52.3 million.
    b. The threshold profit is set at 9% of value, which equates to $5.0 million.

The resulting financial gap is presented in the following table:

Estimated Financial Gap	
Estimated Value of the Proposed Project	$55,729,000
(Less) Offsets to Value	(57,322,000
Estimated Financial Gap	($1,593,000)

CONCLUSIONS

Based on the results of the preceding analysis KMA has reached the following conclusions:

1. The Developer has the right to request three concessions under the benefits provided by Section 65915 (d)(2)(C).
2. The Developer's request for financial assistance fulfills the requirement that a concession result in identifiable and actual cost reductions.
3. The Proposed Project exhibits a $1.59 million financial gap. As such, the Developer's request for a $1.5 million forgivable loan is supported by the KMA financial analysis.

TABLE 1

ESTIMATED DEVELOPMENT COSTS
KMA PRO FORMA
VENUE AT ORANGE - PHASE 2
REDLANDS, CALIFORNIA

								$0
I.	**Property Acquisition Costs**	[1]						
II.	**Direct Costs**	[2]						
	Water Facilities Improvements						$216,000	
	On-Site Improvements		139,392	Sf Land	$25	/Sf Land	3,418,000	
	Residential Building Costs		161,672	Sf Res GBA	$184	/Sf GBA	29,813,000	
	Furnishings, Fixtures & Equipment						150,000	
	Contractor Fees / General Requirements		9.0%	Construction Costs			3,010,000	
	General Liability Insurance / Const Bonds		1.5%	Construction Costs			502,000	
	Contingency Allowance		2.0%	Other Direct Costs			742,000	
	Total Direct Costs		164	Units	$230,800	/Unit		$37,851,000
III.	**Indirect Costs**							
	Architecture, Engineering & Consulting		5.0%	Direct Costs			$1,893,000	
	Permits & Fees	[3]	164	Units	$17,683	/Unit	2,900,000	
	Taxes, Ins, Legal & Accounting		2.0%	Direct Costs			757,000	
	Marketing & Leasing		164	Units	$5,000	/Unit	820,000	
	Development Management Fee		3.5%	Direct Costs			1,325,000	
	Contingency Allowance		5.0%	Other Indirects			385,000	
	Total Indirect Costs							$8,080,000
IV.	**Financing Costs**							
	Interest During Construction	[4]	$52,306,000	Loan Amount	8.25%	Interest	$6,041,000	
	Loan Origination Fees		60%	Loan to Value	1.00	Points	334,000	
	Total Financing Costs							$6,375,000
V.	**Estimated Total Development Costs**		164	Units	$318,900	/Unit		$52,306,000

[1] The Developer attributed all the property acquisition costs to Phase 1 of the project.

[2] Based on a construction bid prepared on Pacific Coastal Development Inc. on July 1, 2024. The estimate is based on the assumption that the project will NOT be subject to prevailing wage requirements.

[3] Based on the Developer estimate. Includes the impact fees the Developer is requesting to have waived.

[4] Assumes an 18-month construction period with a 60% average outstanding balance and a 6-month absorption period with a 100% average outstanding balance.

TABLE 2

ESTIMATED STABILIZED NET OPERATING INCOME
KMA PRO FORMA
VENUE AT ORANGE - PHASE 2
REDLANDS, CALIFORNIA

I.	**Gross Income**						
	Market Rate Units	[1]					
	Satsuma: 1-Bedroom Units @ 674 SF		51	Units	$2,307	/Unit/Month	$1,411,900
	Mandarin: 1-Bedroom Units @ 783 SF		4	Units	$2,551	/Unit/Month	122,400
	Valencia Field: 2-Bedroom Units @ 1,045 SF		13	Units	$2,739	/Unit/Month	427,300
	Valencia Corner: 2-Bedroom Units @ 1,158 SF		46	Units	$2,739	/Unit/Month	1,511,900
	Very-Low Income Units	[2]					
	1-Bedroom Units @ 674 SF		25	Units	$790	/Unit/Month	237,000
	2-Bedroom Units @ 1,054 SF		25	Units	$836	/Unit/Month	250,800
	Other Income						
	Miscellaneous Income	[3]	164	Units	$7	/Unit/Month	13,800
	Ratio Utility Billing (RUBS) Income	[3]	114	Mkt Rate Units	$60	/Unit/Month	82,100
	Gross Income						$4,057,200
	(Less) Vacancy & Collection Allowance		5%	Gross Income			(202,900)
	Effective Gross Income						$3,854,300
II.	**Operating Expenses**						
	General Operating Expenses		164	Units	$5,000	/Unit	$820,000
	Property Taxes	[4]	164	Units	$3,910	/Unit	641,200
	Replacement Reserve		164	Units	$150	/Unit	24,600
	Total Operating Expenses		164	Units	$9,060	/Unit	$1,485,800
III.	**Estimated Stabilized Net Operating Income**						$2,368,500

[1] Based on the rents currently being achieved by the Phase 1 project.

[2] Based on 2024 San Bernardino County incomes published by HCD. The rents are based on H&SC Section 50053. Utility allowances are based on the Housing Authority of the County of San Bernardino utility allowance schedule for apartment development effective as of 10/1/23: $185 for 1-bdrm units and $261 for 2-bdrm units. Assumes electric: cooking, heating, water heating; basic electric; and air conditioning.

[3] Based on Developer estimates.

[4] Based on a 4.25% capitalization rate and a 1.15% property tax rate.

TABLE 3

ESTIMATED FINANCIAL GAP
KMA PRO FORMA
VENUE AT ORANGE - PHASE 2
REDLANDS, CALIFORNIA

I.	**Estimated Project Value**			
	Estimated Stabilized Net Operating Income		See TABLE 2	$2,368,500
	Capitalization Rate			4.25%
	Total Estimated Project Value			$55,729,000
II.	**Offsets to Value**			
	Total Development Costs		See TABLE 1	$52,306,000
	Threshold Developer Profit	9%	Total Estimated Project Value	5,016,000
	Total Offsets to Value			($57,322,000)
III.	**Estimated Financial Gap**			($1,593,000)

CITY OF REDLANDS AFFORDABLE HOUSING LOAN AGREEMENT
(Venue at Orange)

This Affordable Housing Loan Agreement ("**Agreement**") is entered into as of _____, 2024 (Effective Date) by and between the CITY OF REDLANDS, a California municipal corporation ("**City**"), and VENUE AT ORANGE LLC, a Delaware Limited Liability Company ("**Borrower**"). The City and Borrower may be referred to individually as a "Party" or collectively as the "Parties."

RECITALS

A. Borrower is the owner of approximately 21.8 acres of real property located at 1600 Orange Avenue in Redlands, California, which is more particularly described in the legal description attached hereto as Attachment No. 1 and incorporated herein by reference ("**Property**").

B. Borrower is constructing a multi-family rental housing project on the Property, which, pursuant to a Density Bonus Agreement, comprises a total of ten separate buildings (plus a pool house) and as many as four-hundred and ninety-two (492) units, and is receiving financial assistance through a loan from the City pursuant to this Agreement.

C. On or about October 15, 2019, the City granted to Borrower certain entitlements to develop three-hundred and twenty-eight (328) units on the Property ("**Base Units**"). These entitlements included adoption of a Mitigated Negative Declaration, adoption of a Socio-Economic Cost/Benefit Study, approval of Amendment No. 45 to the East Valley Corridor Specific Plan, approval of Tentative Tract Map No. 20244, and approval of Commission Review and Approval No. 914, including the conditions of approval related thereto (collectively, the "**Entitlements**").

D. Subsequent to the approval of the Entitlements, in or about December 2022, Borrower submitted a request for a density bonus as part of a revision to the Entitlements (Revised Application No. 1, hereafter the "**Revised Application**"). As part of the Revised Application, Borrower represents that it will restrict fifty (50) units, equal to fifteen percent (15%) of the Base Units, for Very Low Income households. In exchange, Borrower seeks approval of a density bonus to develop an additional one-hundred and sixty-four (164) units ("**Density Bonus Units**"), obtain two waivers, and obtain three concessions or incentives: (1) an increase in the number of stories for the Density Bonus Unit buildings on the Property from three to four stories, (2) financial assistance from the City in the amount of One Million, Five Hundred Thousand Dollars ($1,500,000), and (3) an increase in the perimeter fence height requirement from six feet to eight feet. Collectively, the Base Units and the Density Bonus Units, and all related amenities, improvements, and obligations for operation of the units is referred to hereafter as the "**Project**."

E. As part of the requested density bonus, Borrower has requested financial assistance from the City in an amount equal to One Million, Five Hundred Thousand Dollars ($1,500,000.00) to offset a portion of the development impact and permit fees for the Density Bonus Units. Pursuant to the Density Bonus Agreement and this Agreement, the City agrees to a loan in the

amount of One Million Five Hundred Thousand Dollars ($1,500,000.00) (the **"City Loan"**). The City Loan will bear simple interest of three percent (3%) annually and will be paid directly from the City's Inclusionary Housing Fund into an escrow account for the benefit of Developer for the exclusive use of payment of development impact fees and permit fees imposed on the Project. The City Loan is forgivable if Borrower complies with this Agreement and the Density Bonus Agreement, which imposes affordability covenants on the Project for a term of fifty-five (55) years.

NOW, THEREFORE, City and Borrower hereby agree as follows:

AGREEMENT

100. DEFINITIONS

101. Terms. The following terms, as used in this Agreement, shall have the meaning ascribed them in this Section:

a. **"Affiliate"** means any other Person Controlling or Controlled by or under common Control with a specified Person.

b. "**Agreement**" means this Affordable Housing Loan Agreement.

c. **"Automobile Liability Insurance"** means insurance coverage against claims of personal injury (including bodily injury and death) and property damage covering all owned, leased, hired and non-owned vehicles used by Borrower regarding the Project. The requirements of the Automobile Liability Insurance are further set forth in Section 410.1(b).

d. "**Borrower**" has the meaning set forth in the introduction to this Agreement.

e. **"Builder's Risk Insurance"** means builder's risk or course of construction insurance covering all risks of loss, less policy exclusions, on a completed value (non-reporting) basis, in an amount sufficient to prevent coinsurance, but in any event not less than one hundred percent (100%) of the completed value of the construction of the Project, including cost of debris removal (subject to a policy sublimit), but excluding foundation and excavations. Such insurance shall also: (a) grant permission to occupy; and (b) cover, for replacement cost, all materials on or about any offsite storage location intended for use in, or in connection with, the Property (subject to a policy sublimit). The requirements of the Builder's Risk Insurance policy are further set forth in Section 410(c).

f. "**Certificate of Completion**" shall have the meaning set forth in Section 608.

g. "**City**" means the City of Redlands, California.

h. "**City Deed of Trust**" means that certain Deed of Trust executed by Borrower in favor of City to secure the City Loan in substantially the form attached hereto as Attachment No. 3 that will be recorded against the Property.

i. "**City Loan**" shall have the meaning set forth in Recital E.

j. "**City Promissory Note**" means that certain Promissory Note executed by Borrower in favor of City in substantially the form attached hereto as Attachment No. 2 that will evidence the City Loan.

k. **"Claim"** means any claim, loss, cost, damage, expense, liability, Lien, action, cause of action (whether in tort, contract, under statute, at law, in equity or otherwise), charge, award, assessment, fine or penalty of any kind.

l. **"Conditions Precedent to Disbursement"** has the meaning set forth in Section 304.1.

m. **"Control**" means possession, directly or indirectly, of the power to direct or cause the direction of the management and policies of a Person and contractually bind such Person, whether by contract, or otherwise.

n. "**Construction**" means any alteration, construction, excavation, demolition, grading, development, expansion, reconstruction, redevelopment, repair, restoration, or other work affecting the Property.

o. "**Density Bonus Agreement**" means the Density Bonus Agreement with Declaration of Affordable Housing Covenants and Restrictions (Venue at Orange), entered into between the Borrower and the City as of _____, 2024, to which this Agreement is attached as Exhibit D, and which will encumber the Property.

p. INTENTIONALLY DELETED

q. "**Effective Date**" means the date first set forth in this Agreement above.

r. **"Environmental Claim"** means any and all claims, demands, damages, losses, liabilities, obligations, penalties, fines, actions, causes of action, judgments, suits, proceedings, costs, disbursements and expenses, including reasonable attorney's fees and costs and costs of environmental consultants and other experts, and all foreseeable and unforeseeable damages or costs of any kind or of any nature whatsoever, directly or indirectly, relating to or arising from any actual or alleged violation of any Environmental Law or Hazardous Substance Discharge.

s. **"Environmental Law"** means any Federal or California law regarding any of the following at, in, under, above, or upon the Property: (a) air, environmental, ground water, or soil conditions; or (b) clean-up, remediation, control, disposal, generation, storage, release, discharge, transportation, use of, or liability or standards of conduct concerning, Hazardous Substances, as now or may, at any later time, be in effect.

t. "**GAAP**" means generally accepted accounting principles set forth from time to time in the opinions and pronouncements of the Accounting Principles Board and the American Institute of Certified Public Accountants and statements and pronouncements of the Financial Accounting Standards Board (or agencies with similar functions of comparable stature and authority within the accounting profession), or in such other statements by such other entity

as may be in general use by significant segments of the United States accounting profession, which are applicable to the circumstances as of the date of determination.

u. "**Governmental Requirements**" means all laws, ordinances, statutes, codes, rules, regulations, orders and decrees, of the United States, the state, the county, City, or any other political subdivision in which the Property is located, and of any other political subdivision, agency or instrumentality exercising jurisdiction over City, Borrower or the Property.

v. **"Hazardous Substance"** means any flammable substances, explosives, radioactive materials, asbestos, asbestos-containing materials, polychlorinated biphenyls, chemicals known to cause cancer or reproductive toxicity, pollutants, contaminants, hazardous wastes, medical wastes, toxic substances or related materials, explosives, petroleum, petroleum products and any "hazardous" or "toxic" material, substance or waste that is defined by those or similar terms or is regulated as such under any Law, including any material, substance or waste that is: (a) defined as a "hazardous substance" under Section 311 of the Water Pollution Control Act (33 U.S.C. § 1317), as amended; (b) substances designated as "hazardous substances" pursuant to 33 U.S.C. § 1321; (c) defined as a "hazardous waste" under Section 1004 of the Resource Conservation and Recovery Act of 1976, 42 U.S.C. § 6901, *et seq.*, as amended; (d) defined as a "hazardous substance" or "hazardous waste" under Section 101 of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended by the Superfund Reauthorization Act of 1986, 42 U.S.C. § 9601, *et seq.*, or any so-called 'superfund" or 'superlien" law; (e) defined as a "pollutant" or "contaminant" under 42 U.S.C. § 9601(33); (f) defined as "hazardous waste" under 40 C.F.R. Part 260; (g) defined as a "hazardous chemical" under 29 C.F.R. Part 1910; (h) any matter within the definition of "hazardous substance" set forth in 15 U.S.C. § 1262; (i) any matter, waste or substance regulated under the Toxic Substances Control Act ("TSCA") [15 U.S.C. Sections 2601, et seq.]; (j) any matter, waste or substance regulated under the Hazardous Materials Transportation Act, 49 U.S.C. Sections 1801, et seq.; (k) those substances listed in the United States Department of Transportation (DOT) Table [49 C.F.R. 172.101]; (l) any matter, waste or substances designated by the EPA, or any successor authority, as a hazardous substance [40 C.F.R. Part 302]; (m) any matter, waste or substances defined as "hazardous waste" in Section 25117 of the California Health and Safety Code; (n) any substance defined as a "hazardous substance" in Section 25316 of the California Health and Safety Code; (o) any matter, waste, or substance that is subject to any other Law regulating, relating to or imposing obligations, liability or standards of conduct concerning protection of human health, plant life, animal life, natural resources, property or the enjoyment of life or property free from the presence in the environment of any solid, liquid, gas, odor or any form of energy from whatever source; or (p) other substances, materials, and wastes that are, or become, regulated or classified as hazardous or toxic under Law or in the regulations adopted pursuant to said Law, including manure, asbestos, polychlorinated biphenyl, flammable explosives and radioactive material. Notwithstanding the foregoing, "Hazardous Substances" shall not include such products in quantities as are customarily used in the construction, maintenance, development or management of residential developments or associated buildings and grounds, or typically used in residential activities in a manner generally used in other comparable residential developments, or substances commonly ingested by a significant population living within the Development including, without limitation, alcohol, aspirin, tobacco and saccharine.

w. "Hazardous Substance Discharge" means any deposit, discharge, generation, release, or spill of a Hazardous Substance that occurs at on, under, into or from the Property, or during transportation of any Hazardous Substance to or from the Property, or that arises at any time from the Construction, use or operation of the Development or any activities conducted at on, under or from the Property, whether or not caused by a Party.

x. "Land Use Laws" has the meaning set forth in Section 502.

y. "Liability Insurance" means commercial general liability insurance provided by an insurance carrier having a rating of Best A-7 or better against claims for bodily injury, personal injury, death, or property damage occurring upon, in, or about the Property, the Development or adjoining streets or passageways, at least as broad as Insurance Services Office Occurrence Form CG0001, with a minimum liability limit of Ten Million Dollars ($10,000,000) for any one occurrence and which may be provided through a combination of primary and excess or umbrella insurance policies. If commercial general liability insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the Development or the general aggregate limit shall be twice the required minimum liability limit for any one occurrence. The requirements of the Liability Insurance are further set forth in Section 410.1(a).

z. "**Loan Documents**" means the documents, instruments and agreements evidencing and securing the Loan including, but not limited to, this Agreement, the City Promissory Note, the City Deed of Trust, and any amendments thereto as mutually agreed upon by the Parties.

aa. "**Official Records**" means the Official Records of the County of San Bernardino, State of California.

bb. "Person" means any association, corporation, governmental entity or agency, individual, joint venture, joint-stock company, limited liability company, partnership, trust, unincorporated organization or other entity of any kind.

cc. "**Prevailing Wage Action"** means any of the following: (a) any determination by the California Department of Industrial Relations that prevailing wage rates should have been paid, but were not; (b) any determination by the California Department of Industrial Relations that higher prevailing wage rates than those paid should have been paid; (c) any administrative or legal action or proceeding arising from any failure to comply with the Federal Davis-Bacon Act (codified as 40 U.S.C. §§ 3141 *et seq*.) or California Labor Code Sections 1720 through 1781, as amended from time to time, regarding prevailing wages, including maintaining certified payroll records; or (d) any administrative or legal action or proceeding to recover wage amounts at law or in equity.

dd. "**Project**" shall have the meaning set forth in Recital B.

ee. "**Project Documents**" means all Construction and design contracts, plans and drawings, including all architectural documents, related to the Project.

ff. "Property" shall have the meaning set forth in Recital A.

gg. "Property Insurance" means insurance providing coverage for the Property and all improvements on or to the Property against loss, damage, or destruction by fire and other hazards encompassed under the broadest form of property insurance coverage then customarily used for like properties in the County of San Bernardino, in an amount equal to one hundred percent (100%) of the replacement value (without deduction for depreciation) of all improvements comprising the Development and the Project (excluding excavations and foundations) and in any event sufficient to avoid co-insurance and with no co-insurance penalty provision, with "ordinance or law" coverage. To the extent customary for like properties in the County of San Bernardino at the time, such insurance shall include coverage for explosion of steam and pressure boilers and similar apparatus located on the Property; an "increased cost of construction" endorsement; and an endorsement covering demolition and cost of debris removal, all subject to policy sublimits. The requirements of the Property Insurance are further set forth in Section 410.1(c).

hh. "Third Person" means any Person that is not a Party, an Affiliate of a Party, or an elected official, officer, director, manager, shareholder, member, principal, partner, employee or agent of a Party.

ii. Workers' Compensation Insurance. Workers' compensation insurance complying with the provisions of California law and an employer's liability insurance policy or endorsement to a liability insurance policy, with a minimum liability limit of One Million Dollars ($1,000,000) statutory per accident for bodily injury or disease, covering all employees of Borrower. The requirements of the Liability Insurance are further set forth in Section 410.1(d).

200. LOAN AGREEMENT

201. Loan. City hereby agrees to loan to Borrower One Million Five Hundred Thousand Dollars ($1,500,000.00), subject to the terms and conditions of the Loan Documents. The City Loan shall be made as follows: upon satisfaction of the terms and conditions required herein for the making of the City Loan, and no sooner than the date on which Borrower is required to pay all development impact fees to the City for the Project, the City will disburse the City Loan (the "**City Loan Disbursement**") to an escrow account as set forth in Section 203.2.

201.1 Evidence of Loan. The City Loan shall be evidenced by, and repayable in accordance with, the City Promissory Note, which shall be executed prior to the City Loan Disbursement.

201.2 Security for Loan. The City Promissory Note shall be secured by the City Deed of Trust, which shall be recorded in the Official Records prior to issuance of a building permit for the Density Bonus Units.

202. Repayment of Loan.

202.1 Maturity Date. The full amount of the City Loan shall be due and payable, absent forgiveness of the City Loan in accordance with Section 202.4 of this Agreement, at the earlier of (i) an uncured Default under this Agreement; or (ii) on the date that is fifty-five (55) years from the date a final certificate of occupancy is issued for the Density Bonus Units (the "**Maturity Date**").

202.2 Loan Term. The City Loan shall have a term that commences when the City Promissory Note is executed by Borrower (the "**Commencement Date**") and continues for a period of fifty-five (55) years from the date a final certificate of occupancy is issued for the Density Bonus Units ("**Term**").

202.3 Interest Rate. The City Loan shall bear three percent (3%) simple interest per annum, pursuant to the City Promissory Note.

202.4 Forgiveness. The City Loan and all interest accrued thereon shall be forgiven in accordance with the below.

a. For each year of the Term following issuance of a final certificate of occupancy for the Density Bonus Units, if the Project is in compliance with the Loan Documents and the Density Bonus Agreement, the principal shall be reduced by one-fifty-fifth (1/55) of the original principal amount of the City Loan and the accrued interest for the prior year of the Term.

b. Upon the Maturity Date, unless there is a continuing Default, the remainder of any balance on the City Loan, and any accrued interest, shall be forgiven.

203. City Loan Disbursement.

203.1 The City Loan Disbursement shall be made upon the occurrence of both the following: (i) satisfaction of all Conditions Precedent to Disbursement set forth in Section 204 and (ii) the City has available proceeds in the amount of the City Loan in the City's Inclusionary Housing Fund ("**City Disbursement Date**").

203.2 The City Loan Disbursement shall be made by payment from the City into an escrow account established by agreement among the Parties. The funds deposited into the escrow account may only be used for payment of development impact fees and permit fees imposed by the City on the Project, upon written authorization by both Parties.

203.3 In the event that the Inclusionary Housing Fund does not have available funds to make the City Loan Disbursement at the time that the development impact fees for the Project are due, then the Parties shall enter into an agreement that defers development impact fees and permit fees in an amount not to exceed the amount of the City Loan, as authorized under California Government Code Section 66007, and the City Promissory Note and City Deed of Trust shall be modified accordingly. An agreement to defer development impact or permit fees as set forth herein shall require recording a lien against the Property for the amount of the deferred development impact and permit fees; provided, however, the deferral shall not affect or modify Developer's obligation to pay to City the amount of development impact fees or permit fees for the Project that exceed the amount of the City Loan. The Parties shall cooperate to prepare, execute and record any agreements or instruments required hereunder. Upon the Inclusionary Housing Fund having available revenues to disburse the City Loan, then the City Loan shall be disbursed from the Inclusionary Housing Fund according to this Agreement and the lien for deferred fees shall be released.

204. Disbursement of Loan Funds.

204.1 Conditions Precedent to Disbursement. The City Loan is conditioned upon the satisfaction or waiver by City of each and all of the conditions precedent described below ("**Conditions Precedent to Disbursement**"), which are solely for the benefit of the City, and which shall be fulfilled or waived by the time periods provided for herein. The Conditions Precedent to Disbursement include:

a. The Density Bonus Agreement, the City Promissory Note, and the City Deed of Trust shall have been duly executed prior to issuance of a building permit for the Density Bonus Units.

b. The Density Bonus Agreement and the City Deed of Trust shall have been recorded against the Property in the Official Records for the County of San Bernardino, subject only to those matters of public record to which the City consents in writing.

c. Subject to expiration of any applicable cure period, Borrower shall not be in default of any of its obligations under the terms of the Density Bonus Agreement.

d. Delivery of a binding commitment by a title insurance company acceptable to the City to issue an ALTA lender's policy of Title Insurance with any endorsements the City may reasonably require, insuring the City in the principal amount set forth in the City Promissory Note, of the validity and priority of the City Deed of Trust upon the Property, subject only to the liens and matters of record approved by the City in writing, and showing fee simple title to the Property in the name of the Borrower.

e. Borrower shall have provided the City with a copy of the resolution of the Borrower approving and authorizing execution of this Agreement and all documents contemplated hereby on behalf of Borrower and with such other documentation required by the City regarding Borrower's creation, status and authority to enter into this transaction.

f. Borrower shall have provided City with a certificate showing it to be in good standing under the laws of the State of California.

g. Borrower shall have satisfied all of the applicable terms and conditions precedent set forth in this Agreement, including without limitation providing evidence that it possesses the insurance required by Section 410 of this Agreement.

h. All of the representations and warranties made by the Borrower in this Agreement and in the City Promissory Note, the City Deed of Trust, and the Density Bonus Agreement shall be true and correct in all material respects as of the date of the Loan Disbursement.

i. City shall have available funds in the Inclusionary Housing Fund for disbursement of the City Loan.

205. City Not Liable. In no event shall City be liable to Borrower or any other party, including but not limited to any lender, contractor or subcontractor, for any damage whatsoever which may result in whole or in part from any action or inaction of City hereunder, including

without limitation, failure or delay in making any disbursement of Loan funds, except to the extent of City's breach of this Agreement, including failure to disperse funds pursuant to this Agreement, negligence or willful misconduct.

206. Contingent Obligation of the Inclusionary Housing Fund. Notwithstanding anything contained herein, the City's obligation to disburse the Loan is contingent upon the receipt of funds into the Inclusionary Housing Fund. The City shall not be required to advance or pay any moneys derived from any source of income other than the Inclusionary Housing Fund for the performance of any obligations contained herein. The obligation of the City to make the Loan is a special obligation of the City payable solely from the Inclusionary Housing Fund, and does not constitute a debt of the City within the meaning of any constitutional or statutory debt limitation or restriction.

300. REPRESENTATIONS AND WARRANTIES

301. City Representations. City represents and warrants to Borrower as follows:

301.1 Authority. City has full power and authority to execute and deliver this Agreement, to execute and deliver all applicable Loan Documents and to perform and observe the terms and provisions of all of the above.

301.2 No Conflict. To the best of City's knowledge, City's execution, delivery and performance of its obligations under this Agreement will not constitute a default or a breach under any contract, agreement or order to which City is a party or by which it is bound.

301.3 No Bankruptcy. City is not the subject of a bankruptcy proceeding.

301.4 No Condemnation. No condemnation proceeding or moratorium is pending or threatened against the Property or any portion thereof that would impair the use, occupancy or full operation of the Property in any manner whatsoever.

301.5 Subordination. Subject to this Section 301.5 and compliance with Section 401 of this Agreement, City agrees to subordinate the City Deed of Trust to a construction lender and permanent lender on the Project on the terms and conditions set forth herein.

a. City agrees to subordinate the City Deed of Trust to one or more construction loans for the construction of the Density Bonus Units.

b. Upon completion of construction for the Project and refinancing or conversion of construction financing to one or more permanent lenders, the City agrees to subordinate the City Deed of Trust to one or more permanent loans for the Project.

c. The City's approval of a subordination agreement for the City Deed of Trust, as provided for in this Section 301.5, is subject to all the following:

(1) the City's receipt of an appraisal of the Property dated within the preceding ninety (90) days and otherwise in form and substance satisfactory to City which demonstrates to City's reasonable satisfaction that the principal balance of the aggregate loans secured by the Property

does not exceed ninety five percent (95%) of the fair market value of the Property (on an as-built basis with respect to the construction loan); and

(2) City shall have not less than forty five (45) days to review and approve or disapprove a proposed subordination agreement.

d. The City shall have the right and obligation to exercise commercial reasonableness in approving or disapproving a subordination agreement under this Section 301.5.

e. Developer agrees and acknowledges that the Density Bonus Agreement is not subject to subordination and shall be an encumbrance on the Property senior to construction and permanent financing for the Project.

302. Borrower's Representations. To induce City to enter into the Loan and provide the Loan funds pursuant hereto, Borrower hereby makes the following representations and warranties to City. The Borrower shall, upon learning of any fact or condition which would cause any of the warranties and representations in this Section not to be true, immediately provide written notice of such fact or condition to City.

302.1 Organization. Borrower is a Delaware limited liability company that is in good standing and authorized to do business under the laws of the State of California.

302.2 Authority to Borrow. Borrower has full power and authority to execute and deliver this Agreement, to accept the Loan contemplated hereunder, to execute and deliver all applicable Loan Documents and to perform and observe the terms and provisions of all of the above.

302.3 Authority of Persons Executing Documents. The applicable Loan Documents have been executed and delivered by persons who are duly authorized to execute and deliver the same for and on behalf of Borrower, and all actions required under the Borrower's organizational documents and applicable governing law for the authorization, execution, delivery and performance of the Loan Documents have been duly taken.

302.4 No Conflict. The execution, delivery and performance by Borrower of the Loan Documents to which it is a party will not, to Borrower's knowledge (i) violate any provision of any law, statute, rule or regulation or any order, writ, judgment, injunction, decree, determination or award of any court, governmental agency or arbitrator presently in effect having applicability to Borrower or the Property; or (ii) result in a breach of or constitute a default under any indenture, loan or credit agreement or any other agreement, lease or instrument to which Borrower is a party or by which any of its properties may be bound or, except as specifically contemplated herein, result in the creation of any lien on any asset of Borrower.

302.5 Compliance with Laws; Consent and Approvals. The construction of the Project shall comply with all Governmental Requirements, including all applicable directions, rules and regulations of the fire marshal, health officer, building inspector and other officers of any such government or agency as applicable.

302.6 Valid Binding Agreement. The Loan Documents executed by Borrower constitute, or if not yet executed, will constitute when so executed, legal, valid and binding obligations of Borrower enforceable by and against it in accordance with their respective terms, subject to bankruptcy, insolvency, reorganization, moratorium, and other similar laws affecting the rights of creditors generally and general principals of equity.

302.7 Pending Proceedings. Borrower is not in default under any law or regulation or under any order of any court, board, commission or agency whatsoever, and there are no claims, actions, suits or proceedings pending or, to the knowledge of Borrower, threatened against or affecting Borrower, at law or in equity, before or by any court, board, commission or agency whatsoever which might, if determined adversely to Borrower, materially and adversely affect Borrower's ability to repay the Loan or construct the Project.

302.8 No Material Adverse Event. There has been no material adverse change in the value or physical condition of the Property or in the financial condition of Borrower since June 3, 2024 when Borrower provided City with a proforma for the Project.

302.9 Accuracy. All reports, documents, instruments, information and forms of evidence delivered to City concerning the City Loan or security for the Loan or required by the Loan Documents are accurate, correct and sufficiently complete to give City true and accurate knowledge of their subject matter and do not contain any misrepresentation or omission.

302.10 Disclosure of Information. All material information concerning the Property known to Borrower, or that should have been known to Borrower in the exercise of reasonable care, has been disclosed to City. There are no facts or information known to Borrower, or that should have been known to Borrower in the exercise of reasonable care, that would make any of the information furnished to City by Borrower inaccurate, incomplete, or misleading in any material respect.

302.11 No Condemnation. No condemnation proceeding or moratorium is pending or threatened against the Property or any portion thereof that would impair the use, occupancy or full operation of the Property in any manner whatsoever.

302.12 FIRPTA. Borrower is not a "Foreign Person" within the meaning of the Foreign Investment in Real Property Tax Act ("**FIRPTA**"), or is exempt from the provisions of FIRPTA.

400. COVENANTS OF BORROWER

401. Additional Borrower Financing. In addition to the Loan provided for herein, the Borrower has or will secure financing and/or funding in an amount sufficient to finance the construction and operation of the Project, inclusive of permanent financing for the Project (collectively, "Additional Borrower Financing"). Any financing agreement senior to the City Loan, inclusive of any loan or deed of trust to which Borrower requests subordination by City pursuant to Section 301.5, is subject to City's written approval, which shall not be unreasonably withheld, provided that City is provided at least forty-five (45) days' written notice of the terms and conditions of the Additional Borrower Financing. Borrower shall not permit the Loan to Value Ratio of all aggregate loans on the Project, at any time, to be greater than ninety five percent (95%)

(based on the most recent appraisal obtained pursuant to Section 301.5). Any request to subordinate the Loan to Additional Borrower Financing shall be subject to the terms and conditions of Section 301.5.

402. Construction of Project. Borrower shall complete the Project in accordance with the provisions of this Agreement and in a good and worker-like manner in accordance with sound building practices as well as all Governmental Requirements. Borrower shall comply with all existing and future Governmental Requirements, Environmental Laws, and other laws, regulations, orders, building codes, restrictions and requirements of, and all agreements with and commitments to, all governmental, judicial or legal authorities having jurisdiction over the Property, including those pertaining to the construction of the Project, and with all recorded covenants and restrictions affecting the Property. In the event of any material deviations from the terms of this Agreement, unworker-like performance, the use of defective materials, or the filing of any unapproved liens, City may order that the construction cease immediately, and Borrower agrees immediately to correct and remedy the same at its sole expense.

403. Operation of the Project. Borrower agrees for itself and its successors and assigns that the Property, upon completion of construction and issuance of a Certificate of Occupancy, shall be operated and maintained in accordance with the Density Bonus Agreement.

404. Permits, Licenses and Approvals. Borrower shall properly obtain, comply with and keep in effect all permits, licenses and approvals which are required to be obtained in order to construct the Project.

405. Prevailing Wages. Borrower acknowledges that the City has not made any representation, express or implied, to Borrower or any person associated with Borrower regarding whether or not laborers employed relative to the construction of the Project must be paid the prevailing per diem wage rate for their labor classification, as determined by the State of California, pursuant to Labor Code Sections 1720, et seq., or pursuant to the federal Davis-Bacon Act (40 U.S.C. 3141), or any other law or regulation governing wages paid to laborers (collectively, "Prevailing Wage Laws"). Borrower represents and warrants that it is familiar with the Prevailing Wage Laws and that Developer shall determine whether Prevailing Wage Laws apply to the Project. To the extent applicable, and without limitation, Borrower agrees and acknowledges that it shall have the sole responsibility to determine whether or not laborers employed relative to the construction of the Project must be paid in accordance with Prevailing Wage Laws or to comply with any applicable provisions of the Prevailing Wage Laws, including but not limited those regarding employment of apprentices, keeping and retaining records, posting the applicable wage rates, registration requirements, and any other applicable provision of Chapter 1 of Part 7 of Division 2 of the California Labor Code. Borrower shall defend, indemnify and hold City, the City, its elected officials, officers, employees, and agents free and harmless from any claims, liabilities, costs, penalties or interest arising out of any failure or alleged failure to comply with the Prevailing Wage Laws.

406. RESERVED

407. Environmental Laws. Borrower shall keep and maintain the Property in compliance with, and may not cause or permit the Property to be in violation of any Environmental Laws. Borrower may not use, generate, manufacture, store or dispose of on, under, or about the Property

or transport to or from the Property any Hazardous Substances except such of the foregoing as may be customarily used in similar projects and in accordance with all Environmental Laws and Governmental Requirements.

408. Notices to City. Borrower shall promptly notify City in writing of any of the following if any of the following affect Borrower's ability to perform its obligations under this Agreement or the Density Bonus Agreement:

a. Any litigation or written notice of claim affecting Borrower, where the amount claimed is One Hundred Thousand Dollars ($100,000.00) or more and such claim is not covered by Borrower's insurance;

b. Any lien, encumbrance, stop notice, or other claim is filed or recorded against the Property or any portion thereof; or

c. The institution of any litigation, arbitration or governmental proceeding, or the rendering of a judgment or decision in such litigation or proceeding, which may cause a material adverse effect to Borrower, the Property or the completion of the construction.

409. Conflict of Interest.

409.1 Borrower has disclosed to the City whether it has made any campaign contributions of more than $250 to any member of the City Council or other City elected officer, including but not limited to, Sheriff, Assessor-Recorder-Clerk, Auditor-Controller/Treasurer/Tax Collector and the District Attorney, within the earlier of: (1) the date of the submission of Borrower's application for the Project, or (2) twelve (12) months before the date this Agreement was approved by the City Council. Borrower acknowledges that under Government Code section 84308, Borrower is prohibited from making campaign contributions of more than $250 to any member of the City Council or City elected officer for twelve (12) months after the City's consideration of the Agreement. In the event of a proposed amendment to this Agreement, Borrower will provide the City a written statement disclosing any campaign contribution(s) of more than $250 to any member of the City Council or other City elected officer within the preceding 12 months of the date of the proposed amendment. Campaign contributions include those made by any agent/person/entity on behalf of the Borrower or by a parent, subsidiary or otherwise related business entity of Borrower.

409.2 Except for approved eligible administrative or personnel costs, no person described in Section 409.3 below who exercises or has exercised any functions or responsibilities with respect to the activities funded pursuant to this Agreement or who is in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain a personal or financial interest or benefit from the activity, or have an interest in any contract, subcontract or agreement with respect thereto, or the proceeds thereunder, either for themselves or those with whom they have family or business ties, during, or at any time after, such person's tenure. Borrower shall exercise due diligence to ensure that the prohibition in this Section 7.8(a) is followed.

409.3 The conflict of interest provisions of this Section 409 apply to any person who is an employee, agent, consultant, officer, or any immediate family member of such person,

or any elected or appointed official of the City, or any person related within the third (3rd) degree of such person.

409.4 In accordance with California Government Code Section 1090 and the Political Reform Act, California Government Code section 87100 et seq., no person who is a director, officer, partner, trustee or employee or consultant of Borrower, or immediate family member of any of the preceding, may make or participate in a decision, made by the City or a City board, commission or committee, if it is reasonably foreseeable that the decision will have a material effect on any source of income, investment or interest in real property of that person or Borrower. Interpretation of this section is governed by the definitions and provisions used in the Political Reform Act, California Government Code Section 87100 et seq., its implementing regulations manual and codes, and California Government Code Section 1090

410. Insurance.

410.1 Required Insurance. Unless City agrees in writing to the insurance requirements of a senior lender, Borrower shall procure and maintain for the duration of this Agreement, insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work on or relating to the Project by Borrower, its agents, representatives, employees, or subcontractors. The purpose of this insurance is to protect City against all insurable Claims resulting from the actions of Borrower in connection with this Agreement, the Property and the Project. At the sole cost and expense of Borrower, the following insurance is required:

a. Comprehensive General Liability (CGL). Insurance Services Office (ISO) Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal and advertising injury with limits no less than Five Million Dollars ($5,000,000) per occurrence. The policy shall have not less than a general aggregate limit of Ten Million Dollars ($10,000,000.00). The policy coverage must include: premises operations and mobile equipment; products and completed operations; broad form property damage (including completed operations); explosion, collapse, and underground hazards; personal injury; and, contractual liability.

b. Comprehensive Automobile Liability. Primary automobile liability insurance coverage must be written on ISO Business Auto coverage form CA 00001 for all owned, hired and non-owned automobiles or symbol I (any auto). The policy must have a combined single limit of not less than Five Million Dollars ($5,000,000) for bodily injury and property damage, per occurrence. If the Borrower is transporting one or more non-employee passengers in performance of contract services, the automobile liability policy must have a combined single limit of Five Million Dollars ($5,000,000) for bodily injury and property damage per occurrence. If Borrower owns no autos, a non-owned auto endorsement to the General Liability policy described above is acceptable.

c. Builders' Risk/Property Insurance. Builders' Risk Insurance during the course of construction, and upon completion of construction, Property Insurance covering the Project, utilizing an "All Risk" (Special Perils) coverage form, covering all risks of loss, excluding earthquake, for one hundred percent (100%) of the completed value, naming the City

as a Loss Payee, as its interests may appear. Flood insurance must be obtained if required by applicable federal regulations.

d. Workers' Compensation/Employers Liability. Workers' Compensation insurance as required by the State of California, with Statutory Limits, and Employer's Liability with a limit no less than One Million Dollars ($1,000,000.00) per accident for bodily injury or disease, and covering all persons including volunteers providing services on behalf of the Borrower and all risks to such persons under this Loan Agreement. If Borrower has no employees, it may certify or warrant to the City that it does not currently have any employees or individuals who are defined as "employees" under the Labor Code and the requirement for Workers' Compensation coverage will be waived by the City. With respect to Borrowers that are non-profit corporations organized under California or federal law, volunteers for such entities are required to be covered by Workers' Compensation insurance

e. Commercial Crime. Commercial crime insurance covering all officers and employees, for loss of City Loan proceeds caused by dishonesty, in a minimum amount of One Million Dollars ($1,000,000.00), naming the City a Loss Payee, as its interests may appear.

410.2 Nature of Insurance. All Liability Insurance, Property Insurance, Workers Compensation Insurance and Automobile Liability Insurance policies required by this Agreement shall be issued by carriers that: (a) are listed in the then current "Best's Key Rating Guide—Property/Casualty—United States & Canada" publication (or its equivalent, if such publication ceases to be published) with a minimum financial strength rating of "A" and a minimum financial size category of "XI" (exception may be made for the California Compensation Insurance Fund when not specifically rated); and (b) are authorized to do business in California. Borrower may provide any insurance under a "blanket" or "umbrella" insurance policy, provided that: (i) such policy or a certificate of such policy shall specify the amount(s) of the total insurance allocated to the Property and the Project, which amount(s) shall equal or exceed the amount(s) required by this Agreement; and (ii) such policy otherwise complies with this Agreement.

410.3 Policy Requirements and Endorsements**.** All insurance policies required by this Agreement shall contain (by endorsement or otherwise) the following provisions:

a. *Insured*. Comprehensive General Liability (CGL) Insurance and Automobile Liability Insurance policies shall name City or its successor in interest, as applicable, as "additional insured." The City, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the Borrower including materials, parts, or equipment furnished in connection with such work or operations and automobiles owned, leased, hired, or borrowed by or on behalf of the Borrower. Property Insurance and Builder's Risk Insurance policies shall name City as a "loss payee." To the extent that Borrower has a tenant or tenants on the Property that are required to secure Liability insurance under the terms of their lease with Borrower, such tenants shall similarly name City or its successor in interest as "additional insured", and shall list City as a "loss payee" on Property Insurance and Builder's Risk Insurance policies as required under terms of their lease. The coverage afforded to City shall be at least as broad as that afforded to Borrower (or Borrower's tenant, as applicable) regarding the Property and the Project and may not contain any terms, conditions, exclusions, or limitations applicable to City that do not apply to Borrower.

b. *Primary and Non-Contributory Coverage*. For any claims related to this Project, the Borrower's insurance coverage shall be primary and non-contributory insurance coverage at least as broad as ISO CG 20 01 04 13 as respects the City, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers shall be excess of the Borrower's insurance and shall not contribute with it. This requirement shall also apply to any Excess or Umbrella insurance policies carried by Borrower.

c. *Contractual Liability*. Liability Insurance policies shall contain contractual liability coverage, for Borrower's indemnity obligations under this Agreement. Borrower's obtaining or failure to obtain such contractual liability coverage shall not relieve Borrower from nor satisfy any indemnity obligation of Borrower under this Agreement.

d. *Verification of Coverage*. Borrower shall deliver to City original certificates and amendatory endorsements and copies of the applicable policy language effecting coverage of all insurance policies required by this Agreement as set forth in Section 410 effecting coverage under this Agreement. All certificates and endorsements and copies of the Declarations & Endorsements pages are to be received and approved by the City before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the Contractor's obligation to provide them. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time. The City reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances. Builder's Risk Insurance shall commence prior to Commencement of Construction of the Project. No later than three (3) days before any insurance required by this Agreement expires, is cancelled or its liability limits are reduced or exhausted, Borrower shall deliver to City evidence of that Party's maintenance of all insurance this Agreement requires. Each insurance policy required by this Agreement shall be endorsed to state that coverage shall not be cancelled, suspended, voided, reduced in coverage or in limits, except after thirty (30) calendar days" advance written notice of such action has been given to City by certified mail, return receipt requested; provided, however, that thirty (30) days advance written notice shall be required for any such action arising from non-payment of the premium for the insurance. Phrases such as "endeavor to" and "but failure to mail such Notice shall impose no obligation or liability of any kind upon the company" shall not be included in the cancellation wording of any certificates or policies of insurance applicable to City pursuant to this Agreement.

e. *Waiver of Certain Claims*. Borrower shall cause each insurance carrier providing any Liability Insurance, Builder's Risk Insurance, Workers' Compensation Insurance, Automobile Liability Insurance or Property Insurance coverage under this Agreement to endorse their applicable policy(ies) with a Waiver of Subrogation with respect to City, if not already in the policy. To the extent that Borrower obtains insurance with a Waiver of Subrogation, the Parties release each other, and their respective authorized representatives, from any Claims for damage to any Person or property to the extent such Claims are paid by such insurance policies obtained pursuant to and in satisfaction of the provisions of this Agreement.

f. *No Claims Made Coverage*. None of the insurance coverage required under this Agreement may be written on a claims-made basis.

g. *Fully Paid and Non-Assessable*. All insurance obtained and maintained by Borrower pursuant to this Section 410 shall be fully paid for and non-assessable. However, such insurance policies may be subject to insurer audits.

h. *City Option to Obtain Coverage*. During the continuance of a Default arising from the failure of Borrower to carry any insurance required by this Agreement, City may, at its sole option, purchase any such required insurance coverage and City shall be entitled to immediate payment from the defaulting Party of any premiums and associated reasonable costs paid by City for such insurance coverage. Any amount becoming due and payable to City under this Section 410 that is not paid within fifteen (15) calendar days after written demand from City for payment of such amount, within an explanation of the amounts demanded, will bear interest from the date of the demand at the rate of eight percent (8%) per annum or the maximum interest rate allowed by applicable law, whichever is less. Any election by City to purchase or not to purchase insurance otherwise required by the terms of this Agreement to be carried by any Party shall not relieve that Party of its obligation to obtain and maintain any insurance coverage required by this Agreement.

i. *Separation of Insured*. All Liability Insurance and Automobile Liability Insurance shall provide for separation of insured for Borrower and the City. Insurance policies obtained in satisfaction of or in accordance with the requirements of this Agreement may provide a cross-suits exclusion for suits between named insured persons, but shall not exclude suits between named insured persons and additional insured persons.

j. *Deductibles and Self-Insured Retentions*. Any deductibles or self-insured retentions under insurance policies required by this Agreement shall be declared to and approved by City. Borrower shall pay all such deductibles or self-insured retentions regarding City or, alternatively, the insurer under each such insurance policy shall eliminate such deductibles or self-insured retentions with respect to City.

k. *No Separate Insurance*. Borrower shall not carry separate or additional insurance concurrent in form or contributing in the event of loss with that required under this Agreement, unless City is made an additional insured thereon, as required by this Agreement.

l. *Insurance Independent of Indemnification*. The insurance requirements of this Agreement are independent of the Parties" indemnification and other obligations under this Agreement and shall not be construed or interpreted in any way to satisfy, restrict, limit, or modify the Parties" indemnification or other obligations or to limit the Parties" liability under this Agreement, whether within, outside, or in excess of such coverage, and regardless of solvency or insolvency of the insurer that issues the coverage; nor shall the provision of such insurance preclude City from taking such other actions as are available to it under any other provision of this Agreement or otherwise at law or in equity.

m. *Subcontractors.* Borrower shall require and verify that all subcontractors maintain insurance meeting all requirements stated herein, and Borrower shall ensure that the City is an additional insured on insurance required from subcontractors. For CGL coverage, subcontractors shall provide coverage with a form at least as broad as CG 20 38 04 13.

n. *Duration of Coverage*. CGL & Excess liability policies for any construction related work, including, but not limited to, maintenance, service, or repair work, shall continue coverage for a minimum of five (5) years for Completed Operations liability coverage. Such insurance must be maintained, and evidence of insurance must be provided for at least five (5) years after completion of the contract of work.

411. Indemnity.

411.1 Borrower Indemnity Obligations. Borrower shall defend, indemnify and hold harmless City and its officers, agents, employees, representatives, and volunteers (collectively, "Indemnitees") from and against any loss, liability, claim or judgment relating in any manner to this Agreement. Developer shall not be required to indemnify and hold harmless Indemnitees for liability attributable to the negligence or willful misconduct of Indemnitees, provided such negligence is determined by agreement between the parties or by the findings of a court of competent jurisdiction. In instances where an Indemnitee is shown to have been negligent and where Indemnitees' negligence accounts for only a percentage of the liability involved, the obligation of Developer will be for that entire portion or percentage of liability not attributable to the negligence of Indemnitees.

411.2 Independence of Insurance Obligations. The indemnification obligations made by Borrower under this Agreement shall not be construed or interpreted as in any way restricting, limiting, or modifying Borrower insurance or other obligations under this Agreement. Borrower's obligation to indemnify City under this Agreement is independent of Borrower's insurance and other obligations under this Agreement. Borrower's compliance with its insurance obligations and other obligations under this Agreement shall not in any way restrict, limit, or modify Borrower's indemnification obligations under this Agreement and are independent of Borrower's indemnification and other obligations under this Agreement.

411.3 Survival of Indemnification and Defense Obligations. The indemnity and defense obligations of the Parties under this Agreement shall survive the expiration or earlier termination of this Agreement, until any and all actual or prospective claims regarding any matter subject to an indemnity obligation under this Agreement are fully, finally, absolutely and completely barred by applicable statutes of limitations.

411.4 Indemnification Procedures. Wherever this Agreement requires any Party to indemnify the other Party:

a. *Prompt Notice*. The indemnifying Party shall promptly notify the other Party of any claim.

b. *Selection of Counsel*. The indemnifying Party shall select counsel reasonably acceptable to the other Party. Counsel to indemnifying Party's insurance carrier that is providing coverage for a claim shall be deemed reasonably satisfactory, except in the event of a potential or actual conflict of interest for such counsel regarding such representation or such counsel proves to be incompetent regarding such representation. Even though the indemnifying Party shall defend the claim, the other Party may, at its option and its own expense, engage separate counsel to advise it regarding the claim and its defense. The other Party's separate counsel may attend all proceedings and meetings. The indemnifying Party's counsel shall actively consult with

the other Party's separate counsel. The indemnifying Party's counsel shall, however, control the defense, except to the extent that the other Party waives its rights to indemnity and defense of such Claim.

c. *Cooperation*. The other Party shall reasonably cooperate with the indemnifying Party's defense of the other Party.

d. *Settlement*. The indemnifying Party may only settle a claim without the consent of other Party, if the claim is within the policy limits of applicable insurance policies provided in satisfaction of the requirements of this Agreement and such settlement procures a release of other Party from the subject claims, does not require other Party to make any payment to the claimant and neither the indemnified Party nor indemnifying Party on behalf of the indemnified Party admits any liability.

e. *Insurance Proceeds*. The indemnifying Party's obligations shall be reduced by any net insurance proceeds actually received by the other Party for the matter giving rise to the indemnification obligation.

412. Annual Reports. Borrower shall furnish to City, on an annual basis on or before the anniversary of the Commencement Date, an annual report that sets forth all information required by the Density Bonus Agreement, and any such additional information that the City may reasonably require to determine compliance with this Agreement for purposes of determining whether the City Loan shall be forgiven, in part or in whole. Books and Records. Borrower shall reasonably maintain on a current basis complete records pertinent to expenditures incurred under this Agreement, including books of original entry, source documents supporting accounting transactions, service records, a general ledger, canceled checks, and related documents and records to assure proper accounting of funds and performance under this Agreement, for a period of five (5) years after the termination of all activities funded under this Agreement. Borrower shall furnish any and all information and reports which may be reasonably required and requested by City. Borrower shall permit access to books, records and accounts by City or its representatives and employees for the purposes of investigation to ascertain compliance with all applicable rules, regulations and orders, and for the purpose of evaluating and monitoring Borrower's performance and compliance with the provisions of this Agreement.

413. Compliance. Borrower shall comply and shall cause the Property and Project to comply at all times in all material respects with all Governmental Requirements to which they may be subject.

500. DEVELOPMENT OF PROJECT

501. Cost of Construction Work. All cost and expense in performing the construction of the Project, and for all materials and equipment related thereto, shall be borne solely by Borrower.

502. Licensed General Contractor. The Construction Work must be performed by a licensed general contractor.

503. Construction Contract. The licensed contractor(s) selected by Borrower shall perform the Construction Work pursuant to a construction contract (the "**Construction Contract**") entered into by and between the applicable Borrower and contractor that complies with the requirements of this Agreement.

504. Permits and Approvals. Before Commencement of Construction, and except with respect to any contemplated or necessary demolition activities, Borrower shall secure or cause to be secured any and all land use and other entitlements, permits and approvals which may be required pursuant to any Governmental Requirements related to construction of the Project. City staff will work cooperatively with Borrower to assist in coordinating the expeditious processing and consideration of all necessary permits, entitlements and approvals.

505. Anti-Discrimination. Borrower, for itself and its successors and assigns, agrees that, in performing the construction of the Project, it shall not discriminate against any employee or applicant for employment because of race, color, sexual orientation and/or gender identity, creed, religion, ancestry, political affiliation or opinion, national origin, sex, physical condition, medical condition, pregnancy or pregnancy-related condition, or condition of physical or mental disability or other handicap, age, marital status, or status with regard to public assistance. Borrower will take affirmative action to insure that all employment practices are free from such discrimination. Such employment practices include but are not limited to the following: hiring, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff, termination, rates of pay or other forms of compensation and selection for training, including apprenticeship. Borrower agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting agency setting forth the provisions of this nondiscrimination clause.

600. USE AND MAINTENANCE OF THE PROPERTY; NONDISCRIMINATION; RIGHTS OF SECURITY FINANCING HOLDERS

601. Maintenance of the Property. Borrower shall keep the Property in good condition, order and repair and shall not commit waste or permit impairment, demolition or deterioration of the Property; shall comply with all applicable state and federal regulations addressing the physical condition of the Property and buildings located on the Property and all applicable standards of the City including but not limited to building standards, planning regulations, and utilities code; shall complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed and to pay when due all claims for labor performed and materials furnished; shall maintain the buildings in a habitable condition; and do all other acts which from the character or use of the Property may be reasonably necessary. City shall have the right to inspect the Property during normal business hours, provided Borrower and the occupant are given at least seventy-two (72) hours written notice prior to any such inspection.

602. Accessibility Requirements. Borrower ensures that the Project shall comply with all applicable federal and state disabled persons accessibility requirements including but not limited to the Federal Fair Housing Act, Section 504 of the Construction Act of 1973, Title II and/or Title III of the Americans with Disabilities Act of 1990, Title 24 of the California Code of Regulations and the Uniform Federal Accessibility Standards ("UFAS"), as applicable. Borrower shall submit a certification from a duly qualified architect or a City approved Certified Access Specialist certifying that the Project has been constructed in compliance with the accessibility

requirements set in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794, et seq.) and the Uniform Federal Accessibility Standards (UFAS), as applicable; or has provided the City with other evidence that the Project, as built, complies with the accessibility requirements

603. Obligation to Refrain from Discrimination.

603.1 Borrower will not discriminate against any employee or applicant for employment because of race, color, sexual orientation and/or gender identity, creed, religion, ancestry, political affiliation or opinion, national origin, sex, physical condition, medical condition, pregnancy or pregnancy-related condition, or condition of physical or mental disability or other handicap, age, marital status, or status with regard to public assistance. Borrower will take affirmative action to insure that all employment practices are free from such discrimination. Such employment practices include but are not limited to the following: hiring, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff, termination, rates of pay or other forms of compensation and selection for training, including apprenticeship. Borrower agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting agency setting forth the provisions of this nondiscrimination clause.

603.2 Borrower agrees that there shall be no discrimination against or segregation of, any person, or group of persons on account of race, color, sexual orientation and/or gender identity, creed, religion, ancestry, political affiliation or opinion, national origin, sex, physical condition, medical condition, pregnancy or pregnancy-related condition, or condition of physical or mental disability or other handicap, age, marital status, or status with regard to public assistance in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the Property, nor shall Borrower itself or any person claiming under or through Borrower, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees of the Property.

604. Minority and Women-Owned Contractors. Borrower shall use its best efforts to afford minority-owned and women-owned business enterprises ("MBE/WBE") the maximum practicable opportunity to participate in all work performed in connection with the Project to be performed. Borrower shall, at a minimum, notify applicable minority-owned and women-owned business firms located in San Bernardino City of bid opportunities for the construction of the Project. A listing of minority owned and women owned businesses located in the City and neighboring counties is available from the City. Documentation of such notifications must be maintained by Borrower and available to the City as requested.

605. Rights of Access. For the purposes of assuring compliance with this Agreement, representatives of the City shall have the reasonable right of access to the Property without charges or fees for the purpose of inspection of the Property as to maintenance of the improvements thereon. Such representatives of the City shall be those who are so identified in writing by the City Manager, or his/her designee.

700. DEFAULTS AND REMEDIES

701. Default. Each of the following shall constitute a default by Borrower under this Agreement:

701.1 Failure to perform or satisfy any obligation or requirement set forth herein or the Loan Documents within thirty (30) days of receiving written Notice from the non-defaulting party of such default, provided that in the case of a default that cannot with reasonable diligence be cured within thirty (30) days after the effective date of such Notice, such thirty (30) day period shall automatically be extended for a reasonable time if the party in breach of the Agreement is diligently pursuing a cure.

701.2 Failure to comply with the Density Bonus Agreement, subject to all applicable notice and cure rights provided therein.

701.3 A court having jurisdiction makes or enters any decree or order: (1) adjudging Borrower to be bankrupt or insolvent; (2) approving as properly filed a petition seeking reorganization of Borrower or seeking any arrangement for Borrower under the bankruptcy law or any other applicable debtor's relief law or statute of the United States or any state or other jurisdiction; (3) appointing a receiver, trustee, liquidator, or assignee of Borrower in bankruptcy or insolvency or for any of their properties; or (4) directing the winding up or liquidation of Borrower if any such decree or order described in clauses (1) to (4), inclusive, shall have continued unstayed or undischarged for a period of ninety (90) days; or Borrower shall have admitted in writing its inability to pay its debts as they fall due or shall have voluntarily submitted to or filed a petition seeking any decree or order of the nature described in clauses (1) to (4), inclusive.

701.4 Borrower assigning its assets for the benefit of its creditors or suffered a sequestration or attachment of or execution on any substantial part of its property, unless the property so assigned, sequestered, attached or executed upon shall have been returned or released within ninety (90) days after such event or, if sooner, prior to sale pursuant to such sequestration, attachment, or execution.

701.5 Borrower voluntarily suspended or terminated its business.

701.6 Any claim of lien (other than liens approved in writing by City) is filed against the Project, the Property, or any part thereof, or any interest or right made appurtenant thereto and the continued maintenance of said claim of lien or notice to withhold for a period of twenty (20) days, without discharge or satisfaction thereof or provision therefor (including, without limitation, the posting of bonds) satisfactory to City.

701.7 The condemnation, seizure, or appropriation of all or the substantial part of the Property or the Project, by an entity other than the City.

701.8 Any unauthorized transfer of the Property or Project by Borrower.

701.9 Any Borrower representation or warranty contained in this Agreement, or in any application, financial statement, proforma, certificate, correspondence or report submitted

to the City in connection with this Agreement, proving to have been incorrect in any material respect when made and having a material adverse effect on the Project.

702. Remedies.

702.1 Institution of Legal Action. In addition to any other rights or remedies, subject to all requirements of California law, either Party may institute legal action to cure, correct, or remedy any default, or to obtain any other remedy consistent with the purposes of this Agreement.

702.2 Applicable Law. The internal laws of the State of California without regard to conflict of law principles shall govern the interpretation and enforcement of this Agreement.

702.3 Additional City Remedies. In addition to any other rights or remedies available at law or in equity (subject to the terms of this Agreement and any subordination agreement entered into by the City), upon a default of Borrower and failure to cure upon notice by the City, City may do any of the following: (a) refuse to advance all or any part of the City Loan; (b) wholly or partially suspend or terminate the award of the City Loan; (c) wholly or partially suspend or terminate this Agreement; (d) require Borrower to repay any City Loan funds which City determines were not expended in compliance with the requirements of this Agreement; and (e) pursue any other remedy under the City Note, the City Deed of Trust, or the Density Bonus Agreement.

702.4 Specific Performance. The City has the right to mandamus or other suit, action or proceeding at law or in equity to require Borrower to perform its obligations and covenants under this Agreement and the Density Bonus Agreement or to enjoin acts on things that may be unlawful or in violation of the provisions of this Agreement.

702.5 Borrower. Upon default by City, Borrower's sole remedy for such breach shall be to institute an action at law or equity to seek specific performance of the terms of this Agreement. Borrower shall not be entitled to recover damages for any default by City hereunder.

703. Rights and Remedies Cumulative. The rights and remedies of City hereunder are cumulative, and the exercise by City of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default caused by Borrower.

704. Venue for Proceedings. Any legal action to enforce this Agreement or any of the Loan Documents shall be instituted in the Superior Court of the County of San Bernardino, State of California, or in the United States District Court for the District of California in which San Bernardino County is located.

800. GENERAL PROVISIONS

801. Notices. Any notice required or authorized under this Agreement, or service of process, shall be effective if, and only if, in writing and if, and only if, personally served or mailed, postage prepaid, by registered or certified mail, to the party in question at the address shown below:

Borrower:	Venue at Orange LLC, a Delaware Limited Liability Company 11230 Sorrento Valley Road, Suite 140 San Diego, CA 92121 Attention: Tim Barzal
And a copy to:	Cox, Castle & Nicholson 3121 Michelson Drive, Suite 200 Irvine, CA 92612 Attention: Morgan Gallagher, Esq.
City :	City of Redlands 35 Cajon Street Redlands, California 92373 Attention: City Clerk
With a copy to:	City of Redlands 35 Cajon Street Redlands, California 92373 Attn: City Attorney

An address set forth in this Section may be changed by the respective party providing the other party with written notice indicating the new address for purposes of this Section.

802. Applicable Law. The laws of the State of California shall govern the interpretation and enforcement of this Agreement.

803. Enforced Delay; Extension of Times for Performance. In addition to specific provisions of this Agreement, performance by a party hereunder shall not be deemed to be in default, and all performance and other dates specified in this Agreement shall be extended, where delays or defaults are due to: war; insurrection; strikes; lockouts; riots; floods; earthquakes; fires; casualties; acts of God; acts of the public enemy; epidemics and pandemics; quarantine restrictions; freight embargoes; lack of transportation; governmental restrictions or priority; litigation; inability to secure necessary labor, materials or tools; acts or omissions of the other party; acts or failures to act of any other public or governmental agency or entity (other than the acts or failures to act of City which shall not excuse performance by City); or any other cause beyond the control or without the fault of the party claiming an extension of time to perform. Notwithstanding anything to the contrary in this Agreement, an extension of time for any such cause shall be for the period of the enforced delay and shall commence to run from the time of the commencement of the cause, if notice by the party claiming such extension is sent to the other party within thirty (30) days of the commencement of the cause. Times of performance under this Agreement may also be extended in writing by the mutual agreement of City and Borrower. Notwithstanding any provision of this Agreement to the contrary, the lack of funding to complete the construction of the Project on the Property shall not constitute grounds of enforced delay pursuant to this Section.

804. Transfers of Interest in Property or Agreement.

804.1 Prohibition. The qualifications and identity of Borrower are of particular concern to City. It is because of those unique qualifications and identity that City has entered into this Agreement with Borrower. Borrower shall not transfer, assign, sell or grant any interest in this Agreement or any portion of the Property without written approval from the City, except as expressly set forth herein.

804.2 Agency Consideration of Requested Transfer. The City agrees that it will not unreasonably withhold approval of a request for an assignment or transfer provided (a) Developer delivers written notice to City requesting such approval, and (b) the proposed assignee or transferee, or their affiliate or agent, possesses a reasonable level of operational experience and capability with respect to the operation of similar types of affordable housing rental property, or a reasonable and equivalent level of operational experience with respect to operation of market rate property, and a reasonable level of net worth and resources as necessary to develop, operate, and manage the Project, and (c) the assignee or transferee assumes the obligations of Developer under this Agreement in a form which is reasonably acceptable to the City. Such notice shall be accompanied by evidence regarding the proposed assignee's or purchaser's qualifications and experience and its financial commitments sufficient to enable the City to evaluate the proposed assignee or purchaser. The City shall approve or disapprove the request within ten (10) days of its receipt of Developer's notice and all information and materials required herein. In no event, however, shall City be obligated to approve the assignment or transfer of the City Loan, City Promissory Note or City Deed of Trust pursuant to this Section, except to an approved transferee or assignee of Developer's rights in and to the Property.

804.3 Permitted Transfers. City approval of a transfer of this Agreement or an interest in the Property, or any part thereof, shall not be required in connection with any of the following transfers:

(a) The conveyance or dedication of any portion of the Property to City or other appropriate governmental agency, or the granting of easements or permits, to facilitate the construction of the Project;

(b) Any requested assignment for purposes of financing the construction of improvements upon the Property;

(c) Any mortgage, deed of trust, or other form of conveyance for all or any portion of the Additional Borrower Financing, as provided in Section 401 and approved by the City in writing;

(d) Any mortgage, deed of trust or other form of conveyance for restructuring or refinancing of any amount of indebtedness described in subsection (c) above;

(e) A sale or transfer resulting from or in connection with a reorganization as contemplated by the provisions of the Internal Revenue Code of 1986, as amended or otherwise, in which the ownership interests of a corporation are assigned directly or by operation of law to a person or persons, firm or corporation which acquires the control of the

voting capital stock of such corporation or all or substantially all of the assets of such corporation; and

(f) The lease of residential units in the Development to qualified tenants as set forth in the Density Bonus Agreement.

In the event of a Transfer by Borrower under subparagraphs (a) through (f), inclusive, Borrower agrees that it shall provide at least ten (10) days prior written notice, or such longer period of notice as otherwise required by this Agreement, to City of such transfer and satisfactory evidence that the transferee has assumed the obligations of this Agreement, if applicable.

805. Relationship Between City and Borrower. It is hereby acknowledged that the relationship between City and Borrower is not that of a partnership or joint venture and that City and Borrower shall not be deemed or construed for any purpose to be the agent of the other. Accordingly, except as expressly provided herein, City shall have no rights, powers, duties or obligations with respect to the development, operation, maintenance or management of the Property. Borrower agrees to indemnify, hold harmless and defend City from any claim made against City arising from a claimed relationship of partnership or joint venture between City and Borrower with respect to the development, operation, maintenance or management of the Property.

806. No Third Party Beneficiaries. This Agreement is made for the sole protection of City and Borrower and their respective permitted successors and assigns, and no other person or persons shall have any right of action hereon, nor should any laborer, materialman, subcontractor, or other third party rely upon the funds deposited hereunder as a source of payment for work done or labor and/or materials supplied in respect to the improvements contemplated hereunder or otherwise, notwithstanding any representation to the contrary made by Borrower or any other person. This Agreement and the other Loan Documents contain all of the terms and conditions agreed to by Borrower, and no other agreement regarding the subject matter of this Agreement, unless it is in writing and signed by the City and Borrower, shall be deemed to exist or to bind any party hereto.

807. City Implementation. The City shall implement this Agreement through its City Manager. The City Manager is hereby authorized by the City to issue approvals, interpretations, waivers and enter into certain amendments to this Agreement on behalf of the City, to the extent that any such action(s) does/do not increase the obligations or liabilities of the City. All other actions shall require the consideration and approval of the City Council. Nothing in this Section shall restrict the submission to the City Council of any matter within the City Manager's authority under this Section, in the City Manager's sole and absolute discretion, to obtain the City Council's express and specific authorization on such matter. The specific intent of this Section is to authorize certain actions on behalf of the City by the City Manager, but not to require that such actions be taken by the City Manager, without further consideration by the City Council.

808. Counterparts. This Agreement may be executed in any number of counterparts and by different signatories hereto in separate counterparts, each of which when so executed shall be deemed to be an original and all of which taken together shall constitute one and the same instrument, for the same effect as if all signatories hereto had signed the same signature page. Any signature page of this Agreement may be detached from any counterpart of this Agreement without impairing the legal effect of any signatures thereon and may be attached to another counterpart of

this Agreement identical in form hereto but having attached to it one or more additional signature pages.

809. Integration. This Agreement and the Loan Documents contain the entire understanding between the parties relating to the loan transaction contemplated by this Agreement. All prior or contemporaneous agreements, understandings, representations and statements, oral or written, are merged into the Loan Documents and shall be of no further force or effect; provided, however, nothing in the Loan Documents is intended or shall be construed to affect the rights and remedies under the Density Bonus Agreement. Each party is entering into the Loan Documents upon the representations set forth in the Loan Documents and upon each party's own independent investigation of any and all facts such party deems material.

810. Titles and Captions. Titles and captions are for convenience of reference only and do not define, describe or limit the scope or the intent of this Agreement or of any of its terms. Reference to section numbers are to sections in this Agreement, unless expressly stated otherwise.

811. Interpretation. As used in this Agreement, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others where and when the context so dictates. The word "including" shall be construed as if followed by the words "without limitation." This Agreement shall be interpreted as though prepared jointly by both parties.

812. No Waiver. City may at any time and from time to time waive any one or more of the terms or conditions contained in this Agreement, but any such waiver shall be deemed to be made pursuant to this Agreement and not in modification thereof, and any such waiver in any instance or under any particular circumstances shall not be construed a waiver of such term or condition or of any subsequent default. In order to be effective, all such waivers must be in writing. The failure of City to promptly exercise its rights or remedies shall not be deemed to be a waiver or grounds for the claim of estoppel.

813. Modifications. Any alteration, change or modification of or to this Agreement, in order to become effective, shall be made in writing and in each instance signed on behalf of each party.

814. Severability. If any term, provision, condition or covenant of this Agreement or its application to any party or circumstances shall be held, to any extent, invalid or unenforceable, the remainder of this Agreement, or the application of the term, provision, condition or covenant to persons or circumstances other than those as to whom or which it is held invalid or unenforceable, shall not be affected, and shall be valid and enforceable to the fullest extent permitted by law.

815. Incorporation of Recitals. The recitals set forth above, and all defined terms set forth in such recitals and in the introductory paragraph preceding the recitals, are hereby incorporated into this Agreement as if set forth in full.

816. Incorporation of Attachments. All attachments referenced in this Agreement are hereby incorporated into this Agreement by this reference.

817. Legal Advice. Each party represents and warrants to the other the following: they have carefully read the Loan Documents, and in signing the Loan Documents, they do so with full

knowledge of any right which they may have; they have received independent legal advice from their respective legal counsel as to the matters set forth in the Loan Documents, or have knowingly chosen not to consult legal counsel as to the matters set forth in the Loan Documents; and, they have freely signed the Loan Documents without any reliance upon any agreement, promise, statement or representation by or on behalf of the other party, or their respective agents, employees, or attorneys, except as specifically set forth in the Loan Documents, and without duress or coercion, whether economic or otherwise.

818. Time of Essence. Time is expressly made of the essence with respect to the performance by City and Borrower of each and every obligation and condition of the Loan Documents.

819. Cooperation. Each party agrees to cooperate with the other in this transaction and, in that regard, shall execute any and all documents which may be reasonably necessary, helpful, or appropriate to carry out the purposes and intent of this Agreement including, but not limited to, releases or additional agreements.

820. Conflicts of Interest. No member, official or employee of City shall have any personal interest, direct or indirect, in the Loan Documents, nor shall any such member, official or employee participate in any decision relating to the Loan Documents which affects his personal interests or the interests of any corporation, partnership or association in which he is directly or indirectly interested.

821. Time for Acceptance of Agreement. This Agreement, when executed by Borrower and delivered to City, must be authorized, executed and delivered by City on or before forty-five (45) days after signing and delivery of this Agreement by Borrower or this Agreement shall be void, except to the extent that Borrower shall consent in writing to a further extension of time for the authorization, execution and delivery of this Agreement.

822. Agreement Binding. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the parties hereto.

823. Non-Liability of Officials and Employees of City. No member, official or employee of City shall be personally liable to Borrower, or any successor in interest, in the event of any default or breach by City or for any amount which may become due to Borrower or its successors, or on any obligations under the terms of the Loan Documents. Borrower hereby waives and releases any claim it may have against the members, officials or employees of City with respect to any default or breach by City or for any amount which may become due to Borrower or its successors, or on any obligations under the terms of the Loan Documents. Borrower makes such release with full knowledge of Civil Code Section 1542 and hereby waives any and all rights thereunder to the extent of this release, if such Section 1542 is applicable. Section 1542 of the Civil Code provides as follows:

> "A general release does not extend to claims which the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release and that, if known by him or her, would have materially affected his or her settlement with the debtor or released party."

[*Signatures to appear on the following page*.]

IN WITNESS WHEREOF, City and Borrower have executed this Agreement on the respective dates set forth below.

CITY:

Date:_____ CITY OF REDLANDS, a municipal corporation

By:_____
Eddie Tejeda

Title: Mayor

ATTEST:

_____
Jeanne Donaldson,
City Clerk

APPROVED AS TO FORM:

_____

Date:_____ **BORROWER**:

Venue at Orange LLC, a Delaware Limited Liability Company

By: _____
Name: Tim Barzal
Title:

ATTACHMENT NO. 1

LEGAL DESCRIPTION

[TO BE ADDED]

ATTACHMENT NO. 2

FORM OF PROMISSORY NOTE

PROMISSORY NOTE
(Venue at Orange)

Principal Sum Not to Exceed
[$1,500,000]

_____, 202__
Redlands, California

1. FUNDAMENTAL PROVISIONS.

The following terms will be used as defined terms in this Secured Promissory Note (as it may be amended, modified, extended and renewed from time to time, this "Note"):

Lender/Payee:	City of Redlands, a California municipal corporation.
Borrower/Maker:	Venue at Orange LLC, a Delaware Limited Liability Company
Principal Amount:	[$1,500,000].
Interest Rate:	Three percent (3%) per annum simple interest.
Default Interest Rate:	Eight percent (8%) per annum.
Commencement Date:	_____, 202__
Maturity Date:	The date that is fifty five (55) years from the date a final Certificate of Occupancy is issued for the Project, unless accelerated as otherwise provided in this Note, including but not limited to the remedies for an Event of Default in Section 9 hereof.
Business Day:	Any day of the year other than Saturdays, Sundays and legal holidays on which Lender's Main Office is closed.
Deed of Trust:	That certain Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing of even date herewith executed by Borrower, as "Trustor", for the benefit of Lender, as "Beneficiary".
Loan Documents:	The Loan Agreement, this Note, the Deed of Trust, and all other documents securing the repayment of the Note, and instruments executed by the Borrower.
Loan:	The loan from Lender to Borrower in the Principal Amount and evidenced by this Note and/or the Loan Documents.

Loan Agreement: That certain Loan Agreement of even date herewith between Borrower, as Borrower, and Lender, as City.

Project: The Project, as defined in the Loan Agreement.

2. PROMISE TO PAY.

For value received, and in accordance with this Note, Borrower promises to pay to the order of Lender, at its office at 35 Cajon Street, Redlands, California 92373, or at such other place as the Lender hereof may from time to time designate in writing ("Main Office"), the Principal Amount together with interest thereon, and all other sums due under and secured by the Deed of Trust or by any other Loan Documents, except to the extent such amounts are forgiven as set forth in Section 3 hereof.

3. INTEREST; PAYMENTS & LOAN FORGIVENESS.

(a) Absent a continuing Event of Default hereunder or under any of the Loan Documents, and subject to Lender's rights and remedies for an Event of Default, the Loan made hereunder shall bear three percent (3%) simple interest on the unpaid principal, and shall be forgiven as set forth in sub-paragraph (d) below.

(b) All payments of principal and interest due hereunder shall be made (i) without deduction of any present and future taxes, levies, imposts, deductions, charges or withholdings, which amounts shall be paid by Borrower, and (ii) without any other set off, claim or defense of any kind or nature. Borrower will pay the amounts necessary such that the gross amount of the principal and interest received by the holder hereof is not less than that required by this Note and/or the Loan Documents.

(c) Absent a continuing Event of Default hereunder or under any of the Loan Documents, no payments shall be due prior to the Maturity Date.

(d) Absent a continuing event of default, beginning on the anniversary of the Commencement Date and each year thereafter, for each year that the Project is in compliance with the Density Bonus Agreement, the Loan principal shall be reduced by one-fifty-fifth (1/55) of the principal and the accrued interest.

If, and only if, Borrower cures an Event of Default prior to a Notice of Termination, defined below, Lender shall forgive all unpaid principal, interest and other amounts payable by Borrower, except for any amount owed due to an Event of Default, resulting interest, and any other costs or fees owed to Lender as a result of the Event of Default.

(e) If any payment of principal and interest to be made by Borrower hereunder shall become due on a day which is not a Business Day, such payment shall be made on the next succeeding Business Day.

4. PREPAYMENT.

(a) Borrower may prepay the Loan, in whole or in part, at any time and from time to time without penalty.

(b) In no event shall Borrower be entitled to re-borrow any amounts prepaid.

5. LAWFUL MONEY.

Principal and interest are payable in lawful money of the United States of America.

6. APPLICATION OF PAYMENTS/LATE CHARGE.

(a) Unless otherwise agreed to in writing, or otherwise required by applicable law, payments will be applied first to accrued, unpaid interest, then to any unpaid collection costs, late charges and other charges, and any remaining amount to principal, provided, however, during the continuance of an Event of Default, as defined herein or in any other Loan Document, Lender reserves the right to apply payments among principal, interest, late charges, collection costs and other charges in such order of priority as Lender shall from time to time determine in its sole discretion. All prepayments shall be applied to the indebtedness owing hereunder in such order and manner as Lender may from time to time determine in its sole discretion.

(b) Upon the occurrence, and during the continuance, of an Event of Default, including the failure to pay upon final maturity, Lender, may at its option and in its sole discretion: (i) increase the applicable Interest Rate on this Note to the Default Interest Rate, and/or (ii) add any unpaid accrued interest to principal and such sum will bear interest therefrom until paid at the Default Interest Rate. The undersigned acknowledges that, during the time that any amount is in default, Lender will incur losses that are impracticable, costly, and inconvenient to ascertain. Those losses include, without limitation, the ability to invest amounts then due at the current rate of return and the unavailability of liquid funds. The undersigned agrees that the interest payable hereunder represents a reasonable sum considering all of the circumstances existing on the date of the execution of this Note and represents a reasonable estimate of the losses Lender will incur by reason of late payment. The undersigned further agrees that proof of actual losses would be costly, inconvenient, impracticable, and extremely difficult to fix. Acceptance of the interest will not constitute a waiver of the default with respect to the overdue installment and will not prevent Lender from exercising any of the other rights and remedies available under this Note and/or the Loan Documents. Notwithstanding anything contained herein, the interest rate will not exceed the maximum rate permitted by applicable law.

7. SECURITY.

This Note is secured, among other security, by security instruments covering real property and personal property of the undersigned located in California, including, without limitation, the Deed of Trust, which Deed of Trust creates a lien on that certain real and personal property described therein.

8. EVENT OF DEFAULT.

The occurrence of any of the following shall be deemed to be an event of default ("Event of Default") hereunder:

(a) default in the payment of principal and/or interest, and/or any other sum advanced by Lender pursuant to the terms and provisions of this Note and/or the Loan Documents within five (5) days from the date due; and/or

(a) the failure to perform any of the terms, provisions, and obligations of the Borrower pursuant to the Loan Documents within thirty (30) days from the receipt of written notice from the Lender (the "30 Day Notice") that such performance was due; provided, however that if such failure is not reasonably susceptible to cure within said thirty (30) days from receipt of the 30 Day Notice and provided that (i) Borrower shall have in good faith undertaken such cure within said thirty (30) day period and (ii) Borrower shall have diligently prosecuted such cure thereafter, Borrower shall have an additional one hundred and twenty (120) days to prosecute if such cure is directly related to Developer's affordable obligations in the Density Bonus Agreement, and a reasonable time to prosecute such cure for all other cures

(c) if any event occurs that is an Event of Default under any of the Loan Documents, or Borrower defaults on any other loans secured against the Property and fails to timely cure within as required by any such loans, including any approved Additional Borrower Financing, as defined in the Loan Agreement.

9. REMEDIES.

Upon the occurrence, and during the continuance, of an Event of Default, then at the sole election and option of the holder hereof, the entire balance of principal together with all accrued interest thereon, and all other amounts payable by Borrower under the Loan Documents shall, without demand or notice, immediately become due and payable. Upon the occurrence of an Event of Default (and so long as such Event of Default shall continue), the entire balance of principal hereof, together with all accrued interest thereon, all other amounts due under the Loan Documents, and any judgment for such principal, interest, and other amounts due under the Loan Documents, shall bear interest at the Default Interest Rate, subject to the limitations contained in Section 14 hereof. No delay or omission on the part of the holder hereof in exercising any right or remedy under this Note and/or under any of the other Loan Documents hereof shall operate as a waiver of such right.

In addition, and without limiting any other remedy available under law or equity, upon the occurrence, and during the continuance of an Event of Default, Lender may elect, upon written notice to Borrower, to terminate the right to forgiveness of the unpaid principal, interest, or other amounts owed by Borrower under the Loan Documents or this Note. Upon such written notice of termination ("Notice of Termination"), Borrower shall be deemed to have forfeited the right to forgiveness of the Loan, inclusive of unpaid principal, interest, or any other obligation under the Loan Documents or this Note, and all such amounts shall be due and payable in accordance with the provisions of the Loan Documents and this Note.

10. WAIVER.

Borrower hereby waives diligence, demand for payment, presentment for payment, protest, notice of nonpayment, notice of protest, notice of intent to accelerate, notice of acceleration, notice of dishonor, and all other notices or demands of any kind (except notices specifically provided for in the Loan Documents, if any). Borrower waives to the full extent permitted by law, the right to plead any and all statutes of limitations and/or any defenses relating to marshaling of assets as a defense.

11. CHANGE, DISCHARGE, TERMINATION, OR WAIVER.

No provision of this Note may be changed, discharged, terminated, or waived except in a writing signed by the party against whom enforcement of the change, discharge, termination, or waiver is sought. No failure on the part of the holder hereof to exercise and no delay by the holder hereof in exercising any right or remedy under this Note and/or the Loan Documents and/or under the law shall operate as a waiver thereof.

12. ATTORNEY'S FEES.

The undersigned agrees to pay all reasonable costs including, without limitation, reasonable attorney fees, incurred by the holder of this Note in enforcing payment, whether or not suit is filed, including, without limitation, all costs, attorney fees, and expenses incurred by the holder of this Note in connection with any bankruptcy, reorganization, arrangement, or other similar proceedings involving the undersigned that in any way affects the exercise by the holder of this Note of its rights and remedies under this Note. All costs incurred by the holder of this Note in any action undertaken to obtain relief from the stay of bankruptcy statutes are specifically included in those costs and expenses to be paid by the undersigned. Borrower will pay to Lender all attorney fees and other costs referred to in this Section 12 on demand, together with interest from the date of the demand at the Default Rate until paid.

13. SEVERABILITY.

If any provision of this Note is unenforceable, the enforceability of the other provisions shall not be affected and they shall remain in full force and effect.

14. INTEREST RATE LIMITATION.

Borrower hereby agrees to pay an effective rate of interest that is the sum of the interest rate provided for herein, together with any additional rate of interest resulting from any other charges of interest or in the nature of interest paid or to be paid in connection with the Loan, including, without limitation, the Loan Fee and any other fees to be paid by Borrower pursuant to the provisions of the Loan Documents. Lender and Borrower agree that none of the terms and provisions contained herein or in any of the Loan Documents shall be construed to create a contract for the use, forbearance or detention of money requiring payment of interest at a rate in excess of the maximum interest rate permitted to be charged by the laws of the State of California. In such

event, if any holder of this Note shall collect monies which are deemed to constitute interest which would otherwise increase the effective interest rate on this Note to a rate in excess of the maximum rate permitted to be charged by the laws of the State of California, all such sums deemed to constitute interest in excess of such maximum rate shall, at the option of the holder, be credited to the payment of other amounts payable under this Note and/or the Loan Documents or returned to Borrower.

15. NUMBER AND GENDER.

In this Note the singular shall include the plural and the masculine shall include the feminine and neuter gender, and vice versa.

16. HEADINGS.

Headings at the beginning of each numbered section of this Note are intended solely for convenience and are not part of this Note.

17. CHOICE OF LAW.

THIS NOTE SHALL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF CALIFORNIA WITHOUT GIVING EFFECT TO CONFLICT OF LAWS PRINCIPLES.

18. INTEGRATION.

The Loan Documents contain the complete understanding and agreement of the holder hereof and Borrower and supersede all prior representations, warranties, agreements, arrangements, understandings, and negotiations.

19. BINDING EFFECT.

The Loan Documents will be binding upon, and inure to the benefit of, the holder hereof, Borrower, and their respective successors and assigns. Borrower may not assign its obligations under the Loan Documents.

20. TIME OF THE ESSENCE.

Time is of the essence with regard to each provision of the Loan Documents as to which time is a factor.

21. SURVIVAL.

The representations, warranties, and covenants of the Borrower in the Loan Documents shall survive the execution and delivery of the Loan Documents and the making of the Loan.

22. NONRECOURSE.

This Note is a nonrecourse obligation of Borrower. Neither Borrower nor any of its officers, directors, members, or general and limited partners shall have any personal liability for repaying the principal or interest of the Note. In any action brought to enforce the obligations of Maker under this Note, the Deed of Trust or any other instrument or agreement evidencing, securing or relating to the indebtedness evidenced by this Note, the judgment or decree shall be enforceable against Borrower solely and only to the extent of its interest in the property described in the Deed of Trust or its interest in any other security provided by Borrower as security for this Note, and Lender shall not seek any deficiency judgment against the Borrower. The foregoing provisions shall not prevent recourse to the collateral security for the loan, including but not limited to all contracts, documents, reports, surveys, materials, architectural drawings and specifications and other information related to the Project, or constitute a waiver, release or discharge of or otherwise affect the obligation to pay, any indebtedness evidenced by the loan documents executed in connection with the Project or limit the right of any person to name the Borrower or any other person claiming an interest in or right to such collateral as party defendant in any action or suit for judicial foreclosure or in the exercise of any other remedy, including injunctive or other equitable relief, under any of the loan documents executed in connection with this Development so long as no deficiency judgment shall be sought against the Borrower.

23. JOINT AND SEVERAL OBLIGATIONS. If this Note is signed by more than one party as Borrower, all obligations of Borrower herein shall be the joint and several obligations of each party executing this Note as Borrower.

MAKER / BORROWER:

Venue at Orange LLC, a Delaware Limited Liability Company

By: _____
Name: Tim Barzal
Title:

ACKNOWLEDGEMENT

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

STATE OF CALIFORNIA)
COUNTY OF _____)

On _____, 2024 before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature:_____ (seal)

ATTACHMENT NO. 3

FORM OF DEED OF TRUST

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO: City of Redlands 35 Cajon Street Redlands, California 92373 Attn: City Manager	

Space above line for Recorder's use only
Exempt from Filing and Recording Fees
Govt. Code §§ 6103, 27383

CITY OF REDLANDS

DEED OF TRUST, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING

This Deed of Trust is made as of _____, 202__, among VENUE AT ORANGE LLC, a Delaware Limited Liability Company ("**TRUSTOR**"), whose address is _____; _____ ("**TRUSTEE**"), whose address is _____, and the CITY OF REDLANDS, as beneficiary ("**BENEFICIARY**"), whose address is 35 Cajon Street Redlands, California 92373.

Trustor irrevocably grants, conveys, transfers, and assigns to Trustee in trust, with power of sale and right of entry and possession, all of Trustor's estate, right, title, and interest in, to and under the following property (collectively, the "**Property**"): (a) the real property in San Bernardino County, California, described on **Exhibit A** attached hereto and incorporated herein by this reference, together with all existing and future easements and rights affording access to it (the "**Land**"), (b) together with all buildings, structures, and improvements now existing or hereafter constructed thereon (the "**Improvements**"), (c) together with all articles of personal property now or hereafter attached to, placed upon for an indefinite term, or used in connection with the Land and/or Improvements, together with all goods and other property that are, or at any time become, so related to the Property that an interest in them arises under real estate law, or they are otherwise adjudged to be a "fixture" under applicable law (each a "**Fixture**," collectively "**Fixtures**"), (d) together with all other property and interests of any kind or character which may be reasonably necessary or desirable to promote the present and future beneficial use and enjoyment of such real property and improvements.

1. **Secured Obligations.** Trustor makes the grant, conveyance, transfer, and assignment herein for the purpose of securing the following obligations (the "**Secured Obligations**"): (a) payment of the sum of One Million Five Hundred Thousand Dollars ($1,500,000.00) with interest thereon according to the terms of a promissory note (the "**Note**") of even date herewith, executed by Trustor in favor of Beneficiary or order and any extension or

renewals thereof; and performance of each agreement and obligation of Trustor under that certain Affordable Housing Loan Agreement executed by Trustor and Beneficiary dated _____, 2024 (the "**Loan Agreement**"), providing for a loan from the City in exchange for Trustor maintaining affordable units on the Property (the "**Project**")(e) obligations under the Density Bonus Agreement and Declaration of Affordable Housing Covenants and Restrictions dated of even date herewith (the "**Density Bonus Agreement**") recorded against the Property on even date with this Deed of Trust. The payment of the amount owing pursuant to the terms of the Note by Trustor does not extinguish the rights of the Beneficiary under the Density Bonus Agreement. This Deed of Trust shall secure the Beneficiary against any default under the Density Bonus Agreement for the term of the Density Bonus Agreement.

2. Maintenance and Repair. Trustor shall (a) keep the Property in good condition and repair and not remove or demolish any building except as may be necessary to construct the Project; (b) complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed; (c) pay when due all claims for labor performed and materials furnished; (d) comply with all laws affecting the Property or requiring any alterations or improvements to be made; (e) not commit or permit waste; and (f) cultivate, irrigate, fertilize, fumigate, prune, and do all other acts which from the character or use of the Property may be reasonably necessary.

3. Insurance. Trustor shall maintain hazard insurance against loss by fire, hazards included with the term "**extended coverage**," and any other hazards for which Beneficiary requires insurance, and liability insurance as set forth in the Loan Agreement. The insurance carrier and the insurance policies and amounts of coverage shall comply with the terms of the Loan Agreement or shall otherwise be acceptable to Beneficiary, the policies shall name Beneficiary as a loss payee or an additional insured, as applicable, the policies shall include Beneficiary as an additional insured, as applicable.

4. Defense of Security. Trustor shall appear in and defend any action or proceeding purporting to affect the security or the rights or powers of Beneficiary or Trustee. Trustor shall pay all costs and expenses, including costs of evidence of title and attorneys' fees, in any such action or proceeding in which Trustee or Beneficiary may appear, and in any suit brought by Beneficiary to foreclose this Deed of Trust.

5. Payment of Taxes and Liens. Trustor shall pay (a) at least 10 days before delinquency, all non-abated taxes and assessments affecting the Property, including water stock assessments; (b) when due, all encumbrances, charges, and liens, with interest, on the Property, which are or appear to be prior or superior to this Deed of Trust; and (c) upon demand all reasonable and documented costs, fees, and expenses of this Deed of Trust. If Trustor fails to make any payment or to do any act provided for in this Deed of Trust after written notice of such failure by Beneficiary and a reasonably opportunity to cure, then Beneficiary or Trustee may, without obligation to do so, and with or without notice to or demand upon Trustor, and without releasing Trustor from any obligation under this Deed of Trust: (w) make or do the same in such manner and to such extent as either may deem necessary to protect the security, Beneficiary or Trustee being authorized to enter upon the Property for such purposes; (x) appear in or commence any action or proceeding purporting to affect the security, or the rights or powers of Beneficiary

or Trustee; (y) pay, purchase, contest or settle any encumbrance, charge or lien which in the judgment of either appears to be senior to this Deed of Trust; and (z) in exercising any such powers, pay allowable expenses, including attorneys' fees.

6. Reimbursement of Costs. Trustor shall pay upon demand all reasonable and documented sums expended by Beneficiary or Trustee provided for in this Deed of Trust or allowed by law, with interest from date of expenditure at the maximum rate provided in the Note.

7. No Waiver. By accepting payment of any sum after its due date, Beneficiary does not waive its right either to require prompt payment when due of all other sums or declare a default for failure to pay.

8. Reconveyance. That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed of Trust and said note or notes to Trustee for cancellation and retention or other disposition as Trustee in its sole discretion may choose and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals of such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The Borrower in such reconveyance may be described as "**the person or persons legally entitled thereto**."

9. Assignment of Rents. Subject to the rights of senior lenders, Trustor hereby absolutely and unconditionally assigns to Beneficiary all of the rents, issues, profits, royalties, revenues, income, and other benefits (collectively, the "**Rents**") derived from the Property, whether now due, past due or to become due, and hereby gives to and confers upon Beneficiary, either directly or through a receiver, the right, power, and authority, but not the obligation, to collect the Rents, and to sue, either in the name of Trustor or Beneficiary, for all such Rents and to apply the same to the indebtedness secured hereby in such order as Beneficiary may determine in its sole discretion. This assignment of Rents is intended to create and shall be construed to create an absolute assignment to Beneficiary of all of Trustor's right, title, and interest in the Rents. So long as no default exists by Trustor in the payment of any indebtedness secured hereby, or in any other covenant contained herein, or in said note or notes or in any other document evidencing or securing such indebtedness, Trustor shall have the right to collect all Rents from the Property and to retain, use, and enjoy the same. Upon the occurrence of such a default beyond any applicable notice and cure periods, without the necessity of demand or other notice to Trustor or any other act to enforce Beneficiary's interest pursuant to this assignment, Trustor shall have no interest whatsoever in the Rents that are received by Trustor after a default, and all such Rents shall be received and held by Trustor in constructive trust for Beneficiary and delivered promptly to Beneficiary, or to a court-appointed receiver for the Property, without the necessity for further notice to, or demand upon, Trustor. Upon the occurrence of such a default, beyond any applicable notice and cure periods, and at any time thereafter during the continuance thereof, Beneficiary may, at its option, send any tenant of the Property a notice to the effect that: (a) a default has occurred; (b) Beneficiary has elected to exercise its rights under this assignment; and (c) such tenant is thereby directed to thereafter make all payments of Rents to or for the benefit of Beneficiary or as Beneficiary shall direct. Any such tenant shall be entitled to rely upon any notice from Beneficiary and shall be protected with respect to any payment of Rents made pursuant to such notice, irrespective of whether a dispute exists between Trustor and Beneficiary with respect

to the existence of a default or the rights of Beneficiary hereunder. Any such tenant shall not be required to investigate or determine the validity or accuracy of such notice or the validity or enforceability of this assignment. Trustor hereby agrees to indemnify, defend, and hold any such tenant harmless from and against any and all losses, claims, damages or liabilities arising from or related to any payment of Rents by such tenant made in reliance on and pursuant to such notice.

10. Default and Foreclosure. Upon default by Trustor in payment or performance of any Secured Obligation, subject to any applicable notice and cure period, Beneficiary may declare all sums secured immediately due and payable by delivery to Trustee of a declaration of default and demand for sale and of a notice of default and of a notice of sale, which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed of Trust, said note or notes, and all documents evidencing expenditures secured by this Deed of Trust. Upon default of any obligation secured by this Deed of Trust and acceleration of all sums due, Beneficiary may instruct Trustee to proceed with a sale of the Property under the power of sale granted in this Deed of Trust, noticed and held in accordance with California Civil Code Sections 2924, et seq., as such statutes may be amended from time to time. Trustor waives all rights it may have to require marshaling of assets or to require sales of assets in any particular order, including any rights under California Civil Code Sections 2899 and 3455.

11. Distribution of Foreclosure Proceeds. The proceeds generated by any Foreclosure ("Proceeds") shall be distributed as follows: (i) First, senior liens and encumbrances, which City consented to in writing (if any) on the Project shall be fully paid from the Proceeds; (ii) Second, Beneficiary shall be fully paid any amounts owing under the Secured Obligations; (iii) Third, to the Trustor to the extent the Trustor or its affiliate has unreimbursed predevelopment costs advanced in connection with the Project; (iv) Fourth, any remaining Proceeds shall be distributed in accordance with California Civil Code Section 2924(k). Trustor expressly acknowledges and agrees that the Loan Agreement and this Deed of Trust constitutes a lien against the Project. In the event of a Foreclosure, Beneficiary's Secured Obligations shall be considered a junior lien or encumbrance within the meaning of California Civil Code section 2924k(a)(3). As used herein, "Foreclosure" means any judicial or non-judicial foreclosure, trustee's sale, deed-in-lieu transfer, short sale, or similar transaction.

12. Substitution of Trustee. Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where the Property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers, and duties. Said instrument must contain the name of the original Trustor, Trustee, and Beneficiary hereunder, the book and page where this Deed of Trust is recorded, and the name and address of the new Trustee.

13. Successors and Assigns. This Deed of Trust applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors, and assigns. The term "**Beneficiary**" shall mean the owner and holder, including pledgees, of the secured note or notes, whether or not named as Beneficiary herein.

14. Trustee Acceptance. Trustee accepts this trust when this Deed of Trust, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other deed of trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.

15. Further Assurances. Trustor shall, at its own cost and expense, do, execute, acknowledge, and deliver all and every such further acts, deeds, conveyances, mortgages, assignments, notices of assignments, transfers, and assurances as Trustee or Beneficiary shall from time to time reasonably require, for better assuring, conveying, assigning, transferring, and confirming unto Trustee the Property and rights hereby conveyed or assigned or intended now or hereafter so to be, or which Trustor may be or may hereafter become bound to convey or assign to Trustee, or for carrying out the intention or facilitating the performance of the terms of this Deed of Trust, or for filing, registering, or recording this Deed of Trust. Trustor shall, on demand, execute and deliver, and hereby authorizes Trustee and Beneficiary, or either of them, to execute in the name of Trustor, to the extent it may lawfully do so, one or more financing statements, chattel mortgages, or comparable security instruments, to evidence more effectively the lien hereof. Immediately upon the execution and delivery of this Deed of Trust, and thereafter from time to time, Trustor shall cause this Deed of Trust, and any security instruments creating a lien or evidencing the lien hereof upon any personal property and each instrument of further assurance, to be filed, registered, or recorded in such manner and in such places as may be required by any present or future law in order to publish notice of and fully to protect the lien hereof upon, and the title of Trustee to, the Property encumbered hereby.

16. Condemnation and Insurance Proceeds. Immediately upon obtaining knowledge of the institution of any proceedings for the condemnation or other taking of all or any portion of the Property, or knowledge of any casualty damage to the Property, or damage in any other manner, Trustor shall immediately notify Beneficiary thereof. Trustor hereby authorizes and empowers Beneficiary as attorney-in-fact for Trustor to make proof of loss, to adjust and compromise any claim under the insurance policies covering the Property, to appear in and prosecute any action arising from such insurance policies, to collect and receive insurance proceeds, and to deduct therefrom Beneficiary's expenses incurred in the collection of such proceeds; provided, however, that nothing contained in this Section shall require Beneficiary to incur any expense or take any action hereunder. Trustor hereby authorizes and empowers Beneficiary, at Beneficiary's option, as attorney-in-fact for Trustor, to commence, appear in, and prosecute, in Beneficiary's or Trustor's name, any action or proceeding relating to any condemnation or other taking of all or any part of the Property, whether direct or indirect, and to settle or compromise any claim in connection with such condemnation or other taking. The proceeds of any award payment or claim for damages, direct or consequential, in connection with any condemnation or other taking, whether direct or indirect, of the Property, or any part thereof, or for conveyances in lieu of the Property, or any part thereof, shall be paid to Beneficiary. The foregoing powers of attorney are coupled with an interest and are irrevocable. Trustor hereby authorizes Beneficiary to apply such awards, payments, proceeds or damages relating to condemnation of the Property and insurance covering the Property, after the deduction of Beneficiary's expenses incurred in the collection of such amounts, subject to the requirements of applicable law and the provisions hereof, to restoration or repair of the Property or to payment of the sums secured by this Deed of Trust. Beneficiary shall be under no obligation to question the

amount of any compensation, awards, proceeds, damages, claims, rights of action, and payments relating to condemnation or other taking of the Property or insured casualty affecting the Property, and may accept the same in the amount in which the same shall be paid. Trustor shall execute such further evidence of assignment of any awards, proceeds, damages or claims arising in connection with such condemnation or taking or such insurance as Beneficiary may require. Notwithstanding the above, the Beneficiary shall release all insurance and condemnation proceeds to Trustor to be used to reconstruct the improvements on the Property provided that Beneficiary reasonably determines that such restoration, repair or rebuilding is economically feasible, provided, Beneficiary acknowledges and agrees that if any casualty affects the Property at any point after the execution of this Deed of Trust and prior to the construction of the Trustor's new Improvements, the Trustor shall not be obligated to reconstruct any improvements on the Property. If such insurance proceeds shall be insufficient for such purposes, Trustor shall make up the deficiency. If the Project is subject to a partial condemnation or taking, then the proceeds received therefrom shall be applied to restore the Project taken, provided the Beneficiary determines that such restoration is economically feasible and no default exists under the Loan Documents following the expiration of all applicable cure periods. If the Project is subject to a total condemnation, or if Beneficiary determines that restoration of the Project is not feasible following a partial condemnation, or if a default exists then the proceeds from any condemnation award or claim for damages shall be used first to repay all sums under the Note, with the excess, if any, paid to Trustor, subject to the rights of the senior lender.

17. Severability. If any one or more of the provisions contained in this Deed of Trust shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provisions of this Deed of Trust, but this Deed of Trust shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein or therein, but only to the extent of such invalidity.

18. Estoppel Certificate. Trustor shall, within thirty (30) days of a written request from Beneficiary, furnish Beneficiary with a written statement, duly acknowledged, setting forth the sums secured by this Deed of Trust and any right of set-off, counterclaim or other defense which exists against such sums and the obligations of this Deed of Trust.

19. California Uniform Commercial Code Security Agreement; Fixture Filing. Trustor hereby grants Beneficiary a security interest in all personal property of Trustor located on the Property and wherever located and used in any way in connection with or in any way relating to the Property, and whether now owned or hereafter in existence, acquired or created (including equipment, inventory, goods, documents, instruments, general intangibles, chattel paper, accounts, accounts receivable, deposit accounts, and contract rights), and all fixtures of Trustor now owned or hereafter in existence, acquired or created on, of or relating to the Property, and all substitutions, replacements, additions, accessions, and proceeds (including insurance proceeds) of all of the foregoing (collectively, the "**Personal Property**"). Beneficiary may file this Deed of Trust, or a reproduction hereof, in the real estate records or other appropriate index, as a financing statement for the Personal Property. Any reproduction of this Deed of Trust or of any other security agreement or financing statement shall be sufficient as a financing statement. In addition, Trustor shall execute and deliver to Beneficiary, upon Beneficiary's request, any financing statements, as well as extensions, renewals, and amendments thereof, and reproductions of this Deed of Trust in

such form as Beneficiary may require to perfect a security interest with respect to the Personal Property. Trustor shall pay all costs of filing such financing statements and any extensions, renewals, amendments, and releases thereof, and shall pay all reasonable costs and expenses of any record searches for financing statements Beneficiary may reasonably require. Upon Trustor's breach of any covenant or agreement of Trustor contained in this Deed of Trust, including the covenants to pay when due all sums secured by this Deed of Trust, Beneficiary shall have the remedies of a secured party under the California Uniform Commercial Code and, at Beneficiary's option, may also invoke any remedies provided in this Deed of Trust as to the Personal Property. In exercising any of such remedies, Beneficiary may proceed against the Property and any of the Personal Property separately or together and in any order whatsoever, without in any way affecting the availability of Beneficiary's remedies under the California Uniform Commercial Code or the remedies provided in the Deed of Trust. This Deed of Trust also covers goods which are or which are to become fixtures on the Property and constitutes and is filed as a fixture filing under the California Uniform Commercial Code.

20. Subordination. This Deed of Trust shall be subordinated to a construction lender and, upon refinancing the construction loan, a permanent lender on the Project, upon City's written approval, which shall not be unreasonably withheld, for a subordination agreement in favor of a construction and permanent lender in a form and substance acceptable to such lenders.

[CONTINUED ON NEXT PAGE]

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to Trustor at Trustor's address hereinbefore set forth, and to Trustor's limited partner at its address set forth in the Loan Agreement entered into by and between Trustor and Beneficiary referenced in Section 1, above.

TRUSTOR:

Venue at Orange LLC, a Delaware Limited Liability Company

By: _____
Name: Tim Barzal
Title:

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

ACKNOWLEDGEMENT

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

STATE OF CALIFORNIA)
COUNTY OF _____)

On _____, 2024 before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature:_____ (seal)

ACKNOWLEDGEMENT

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

STATE OF CALIFORNIA)
COUNTY OF _____)

On _____, 2024 before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature:_____ (seal)

© 2017 Miller Architectural Corporation

THE VENUE - PHASE II

1600 ORANGE AVE
REDLANDS, CALIFORNIA 92373

Project Title

Typical Building Data:

TYPE OF CONSTRUCTION: VA
OCCUPANCY CLASSIFICATION: R-2, S-2, A-2
AUTOMATIC FIRE SPRINKLERS: NFPA13, IN ACCORDANCE WITH 903.3.1.1
LAND USE DISTRICT: EV2500
NATURE OF BUSINESS: Multi-Family Residential Apartments

General Notes:

1. QUANTITIES LISTED ON THESE DOCUMENTS ARE FOR AGENCY APPROVAL ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES FOR BIDDING PURPOSES.
2. EXIT SIGNAGE, EMERGENCY LIGHTING AND PATHWAY LIGHTING SHALL BE FIELD TESTED PRIOR TO FINAL APPROVAL. ADDITIONAL EXIT SIGNAGE, EXIT DIRECTIONAL SIGNAGE, EMERGENCY LIGHTING AND PATHWAY LIGHTING MAY BE REQUIRED AT THAT TIME.

Carport Notes:

STRUCTURES HAVE ROOFS AND EXTERIOR WALLS COMPRISED OF SHEET METAL SHALL NOT BE LOCATED CLOSER THAN ONE-HUNDRED (100') FEET FROM ANY DEDICATED STREET AND SHALL NOT BE VIEWABLE FROM ANY PUBLIC RIGHT-OF-WAY.

Density Bonus,Concessions,Waivers:

THE PROJECT WILL RESTRICT FIFTEEN PERCENT (15%) OF THE PROJECT'S UNITS (A TOTAL OF 50 UNITS) FOR VERY LOW-INCOME HOUSEHOLDS (COLLECTIVELY, THE "AFFORDABLE UNITS"). IN EXCHANGE, DEVELOPER SEEKS APPROVAL OF A DENSITY BONUS TO ADD 164 UNITS AND THE FOLLOWING CONCESSIONS

A DENSITY BONUS EQUAL TO FIFTY PERCENT (50%) FOR THE PROPOSED THREE-HUNDRED AND TWENTY-EIGHT (328) BASE UNITS FROM PHASE 1, RESULTING IN A DENSITY THAT ALLOWS AN ADDITIONAL ONE-HUNDRED AND SIXTY FOUR (164) UNITS FOR PROPOSED PHASE 2. DEVELOPER IS ENTITLED TO CONSTRUCT UP TO FOUR HUNDRED AND NINETY TWO (492) TOTAL UNITS ON THE PROPERTY.

Code Data:

ALL CONSTRUCTION SHALL MEET THE MINIMUM REQUIREMENTS OF THE:
- 2019 CALIFORNIA BUILDING CODE, VOLUMES 1 AND 2
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA GREEN BUILDING CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA REFERENCED STANDARDS CODE

Legal Description:

GROSS A PORTION OF BLOCK 14 AND 15, MAP OF BARTON RANCH, AS PER PLAT RECORDED IN BOOK 6, PAGE 19 OF MAPS, RECORDS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

Deferred Submittals:

THE FOLLOWING ITEMS ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SHALL BE SUBMITTED AND APPROVED PRIOR TO CONSTRUCTION:
1. FIRE ALARM AND FIRE SPRINKLER PLANS. SYSTEM SHALL BE DESIGNED TO MEET ALL REQUIREMENTS OF NFPA13 AND LOCAL JURISDICTION REQUIREMENTS.
   A. WHERE ACCESS TO OR WITHIN A STRUCTURE IS RESTRICTED DUE TO SECURED OPENINGS, A "KNOX" RAPID ENTRY KEY SYSTEM WILL BE REQUIRED. THE KEY BOX OR SWITCH SHALL BE LOCATED IN AN ACCESSIBLE LOCATION, AS DETERMINED BY THE FIRE DEPARTMENT.
   B. UNDERGROUND PRIVATE FIRE SERVICE WATER MAINS AND APPURTENANCES
   C. STANDPIPES FOR 2ND AND 3RD FLOORS BASED ON FIRE ACCESS AND STAFFING IMPACTS.
   D. AUTOMATIC GATES ACROSS FIRE APPARATUS ACCESS ROADWAYS
2. STOCKPILE PERMIT. TO BE PROVIDED SEPARATELY.
3. PHOTOVOLTAIC SYSTEMS AND ENERGY STORAGE SYSTEMS / BATTERIES SHALL COMPLY WITH CFC 605 AND 608, INCLUDING PLACEMENT, CLEARANCES, EQUIPMENT IDENTIFACTION AND THE ASSOCIATED FIRE SAFETY REQUIREMNETS.
4. SWIMMING POOL & HOT TUB
5. MONUMENT SIGNAGE SHALL BE REVIEWED AND APPROVED BY SEPARATE RIGN REVIEW PRIOR TO ISSUANCE OF A SIGN PERMIT.
6. PREFABRICATED TRUSSES
7. CIVIL ART REQUIRED PER THE CONDITIONS OF APPROVAL
8. SECURITY AND SURVAILLANCE SYSTEMS
9. CULTURAL ARTS PER CONDITIONS OF APPROVAL, SHALL BE APPROVED BY THE CULTURAL ARTS COMMISSION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
10. UNDERGROUND PRIVATE FIRE SERVICE WATER MAINS AND APPURTENANCES
11. STANDPIPES FOR 2ND AND 3RD FLOORS BASED ON FIRE ACCESS AND STAFFING IMPACTS.
12. AUTOMATIC GATES ACROSS FIRE APPARATUS ACCESS ROADWAYS
13. SIGNAGE RELATING TO FIRE PROTECTION EQUIPMENT, ROOM AND UTILITIES
14. STAIRWAYS WILL BE A DEFERRED SUBMITTAL
15. CARPORTS WILL BE A DEFERRED SUBMITTAL

Project Description:

THE SCOPE OF THE PROJECT INCLUDES THREE, 4-STORY WALK-UP STYLE APARTMENT BUILDINGS, OUTDOOR GREENSPACE AND BOTH INDOOR AND OUTDOOR AMENITY AREAS. OUTDOOR AMENITIES ARE COMPRISED OF OUTDOOR BARBEQUE AREAS, A POOL AND HOT TUB. PARKING IS ACCOMPLISHED ON-SITE WITH OPEN, CARPORT, THE SOUTHERN PORTION OF THE PROJECT AREA HAS BEEN RESERVED DUE TO ITS PROXIMITY TO THE HISTORIC ZANJA CANAL.

NO PUBLIC FUNDING WILL BE UTILIZED TO CONSTRUCT THIS BUILDING. IF PUBLIC FUNDING IS UTILIZED, ACCESSIBILITY PROVISIONS WILL BE GOVERNED BY CBC CHAPTER CHAPTER 11A.

Site Data:

TOTAL NORTH PROPERY AREA: 473,083 SQ.FT. (10.9 ACRES)
TOTAL SOUTH PROPERTY AREA: 357,210 SQ.FT (8.2 ACRES)
TOTAL COMBINED PROPERTY: 830,294 SQFT (18.3 ACRES)

NORTH - PHASE I AREA ANALYSIS

PARCEL AREA	473,084 SQ.FT.	
BUILDING AREA	110,082 SQ.FT.	(23.3%)
LANDSCAPE AREA	110,676 SQ.FT.	(23.4%)
PARKING LOT LANDSCAPE AREA	23,660 SQ.FT.	(5.0%)
PARKING AREA	159,377 SQ.FT.	(33.7%)
SIDEWALKS	17,443 SQ.FT.	(3.7%)
COMMON OUTDOOR AREA	30,992 SQ.FT.	(6.6%)
DEDICATION	13,898 SQ.FT.	(2.9%)
PRIVATE OUTDOOR AREA	7,604 SQ.FT.	(1.6%)

SOUTH - PHASE I AREA ANALYSIS

PARCEL AREA	214,565 SQ.FT.	
BUILDING AREA	50,763 SQ.FT.	(23.7%)
LANDSCAPE AREA	48,131 SQ.FT.	(22.4%)
PARKING LOT LANDSCAPE AREA	10,136 SQ.FT.	(4.7%)
PARKING AREA	95,544 SQ.FT.	(44.5%)
SIDEWALKS	5,807 SQ.FT.	(2.7%)
PRIVATE OUTDOOR AREA	4,183 SQ.FT.	(1.9%)

SOUTH - PHASE II AREA ANALYSIS

PARCEL AREA	142,645 SQ.FT.	
BUILDING AREA	45,600 SQ.FT.	(32.0%)
LANDSCAPE AREA	28,661 SQ.FT.	(20.1%)
PARKING LOT LANDSCAPE AREA	6,287 SQ.FT.	(4.4%)
PARKING AREA	40,421 SQ.FT.	(28.3%)
SIDEWALKS	8,578 SQ.FT.	(6.0%)
COMMON OUTDOOR AREA	6,928 SQ.FT.	(4.9%)
PRIVATE OUTDOOR AREA	6,166 SQ.FT.	(4.3%)

COMBINE SOUTH PARCEL AREA ANALYSIS

PARCEL AREA	357,210 SQ.FT.	
BUILDING AREA	96,363 SQ.FT.	(27%)
LANDSCAPE AREA	76,792 SQ.FT.	(21.5%)
PARKING LOT LANDSCAPE	16,423 SQ.FT.	(4.6%)
PARKING AREA	135,965 SQ.FT.	(38.1%)
SIDEWALK AREA	14,385 SQ.FT.	(4.0%)
COMMON OUTDOOR AREA	6,928 SQ.FT.	(1.9%)
PRIVATE OUTDOOR AREA	10,349 SQ.FT.	(2.9%)

COMBINE NORTH AND SOUTH PARCEL AREA ANALYSIS

PARCEL AREA	830,294 SQ.FT.	
BUILDING AREA	206,445 SQ.FT.	(24.9%)
LANDSCAPE AREA	187,468 SQ.FT.	(22.6%)
PARKING LOT LANDSCAPE	40,083 SQ.FT.	(4.8%)
PARKING AREA	295,342 SQ.FT.	(35.6%)
SIDEWALK AREA	31,828 SQ.FT.	(3.8%)
COMMON OUTDOOR AREA	37,920 SQ.FT.	(4.6%)
DEDICATION	13,868 SQ.FT.	(1.7%)
PRIVATE OUTDOOR AREA	17,953 SQ.FT.	(2.2%)

LANDSCAPE REQUIREMENTS: 830,294 SQ.FT. 35% = 290,603 SQ.FT REQUIRED
LANDSCAPE PROVIDED: 227,551 SQ.FT. PROVIDED (27.4%)

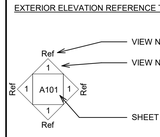
PRIVATE OUTDOOR LIVING SPACE.
MIN. REQUIRED: 150 SQFT
ALL GROUND FLOOR PATIOS MEET OR EXCEED THE REQUIRED MINIMUM.

COMMON OUTDOOR LIVING AREA:
1 SQ.FT. COMMON OUTDOOR SPACE PER 3 SQ.FT. LIVING AREA PER EV3.0325

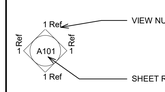
NET LIVABLE AREA BUILDING AREA (N1 - N5, S1 - S5):	451,861 SQ. FT DIVIDED BY 3 SF
COMMON OUTDOOR LIVING SPACE REQUIRED PHASE 1 & 2:	150,620 SQ. FT.
COMMON OUTDOOR LIVING SPACE PROVIDED PHASE 1 & 2:	37,920 SQ. FT.
LANDSCAPED AREA OF COMMON OUTDOOR AREA:	11,180 SQFT (30%)
PRIVATE OUTDOOR LIVING SPACE PROVIDED PHASE 1 & 2:	17,953 SQ.FT.
TOTAL OUTDOOR LIVING AREA PHASE 1 & 2:	55,873 SQ.FT.

PARKING REQUIREMENTS : REFER TO AS-102 SITE PLAN SHEET.

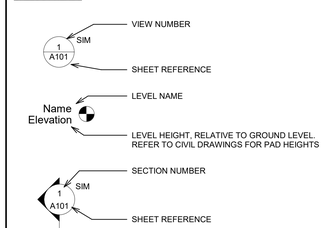
EXTERIOR ELEVATION REFERENCE TAG



EXTERIOR ELEVATION REFERENCE TAG



CALLOUT HEADS



SYMBOLS LEGEND

SCALE: 1 1/2" = 1'-0"

Directory

GENERAL NOTES:

1. REDUCE CONSTRUCTION WASTE BY RECYCLING OR SALVAGING FOR RE-USE A MINIMUM OF 65 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS, OR MEET THE LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT. CGBC 5.408
2. PROVIDE A CONSTRUCTION WASTE MANAGEMENT PLAN AND DOCUMENTATION DEMONSTRATING COMPLIANCE WITH THE PLAN SHALL BE SUBMITTED THAT: A. IDENTIFIES THE MATERIALS TO BE DIVERTED FROM DISPOSAL BY EFFICIENT USAGE, RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE. B. DETERMINES IF MATERIALS WILL BE SORTED ON-SITE OR MIXED FOR TRANSPORTATION TO A DIVERSION FACILITY. C. IDENTIFIES THE DIVERSION FACILITY WHERE THE MATERIAL COLLECTION WILL BE TAKEN. D. SPECIFIES THAT THE AMOUNT OF MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH. CGBC 5.408.1.1
3. READILY ACCESSIBLE AREAS FOR RECYCLING PAPER, CORRUGATED CARDBOARD, GLASS, PLASTICS, AND METALS SHALL BE PROVIDED TO SERVE THE ENTIRE BUILDING. CGBC 5.410.1
4. THE HVAC SYSTEM SHALL BE BALANCED IN ACCORDANCE WITH APPROVED NATIONAL STANDARDS. CGBC 5.410.4.3.1
5. A FINAL REPORT SIGNED BY THE INDIVIDUAL RESPONSIBLE FOR PROVIDING SERVICES SHALL BE PROVIDED AFTER COMPLETION OF TESTING, ADJUSTING AND BALANCING. CGBC 5.410.4.4
6. ALL DUCT OPENINGS AND OTHER AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE PROTECTED DURING STORAGE ON THE CONSTRUCTION SITE UNTIL FINAL START-UP WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF DUST AND DEBRIS WHICH MAY COLLECT IN THE SYSTEM. CGBC 5.504.3
7. ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS, AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE, OR SCAQMD RULE 1168 VOC LIMITS AND PROHIBITION ON THE USE OF CERTAIN TOXIC CHEMICALS, EXCEPT PER SUBSECTION 2. GCBC 5.504.4.1, SUBSECTION 1
8. AEROSOL ADHESIVES, SMALLER UNIT SIZES OF ADHESIVES AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN ONE POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS, OF CCR, TITLE 17, COMMENCING WITH SECTION 94507. CGBC 5.504.4.1, SUBSECTION 2
9. VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS (ARCHITECTURAL PAINTS) SHALL COMPLY WITH CGBC TABLE 5.504.4.3, UNLESS MORE STRINGENT LOCAL LIMITS APPLY. CGBC 5.504.4.3
10. AEROSOL PAINTS AND COATINGS SHALL MEET THE REQUIREMENTS OF SECTIONS 94522(A)(3), 94522(C)(2), AND (D)(2) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17 COMMENCING WITH SECTION 94520. CGBC 5.504.4.3.1
11. CARPETS SHALL MEET ONE OF THE FOLLOWING: 1. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM; 2. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOC'S (SPECIFICATION 01350); 3. NSF/ANSI 140 AT THE GOLD LEVEL; 4. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE tm GOLD. CGBC 5.504.4.4
12. CARPET CUSHION SHALL MET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABLE PROGRAM; CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 5.504.4.1 CGBC 5.504.4.4.1, 5.504.4.4.2
13. FOR RESILIENT FLOORING, AT LEAST 80 PERCENT OF THE FLOOR AREA SHALL COMPLY WITH VOC EMISSION LIMITS DEFINED IN THE 2009 COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOOR SCORE PROGRAM. CGBC 5.504.4.6
14. POLLUTANT CONTROL DOCUMENTATIONSHALL BE PROVIDED TO INDICATE COMPLIANCE WITH SECTION 5.504 AND SHALL INCLUDE AT LEAST ONE OF THE FOLLOWING: PRODUCT CERTIFICATION AND SPECIFICATIONS, CHAIN OF CUSTODY CERTIFICATION, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY. CGBC 5.504.4.5.3
15. PROVIDE FILTERS WITH A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF AT LEAST 8 FOR OUTSIDE AND RETURN AIR IN REGULARLY OCCUPIED ARES OF MECHANICALLY VENTILATED BUILDINGS. CGBC 5.504.5.3
16. HVAC, REFRIGERATION, AND FIRE-SUPPRESION EQUIPMENT SHALL NOT CONTAIN CFC'S OR HALON. CGBC 5.508
17. THE FOLLOWING FEATURES MUST BE FIELD VERIFIED BY A CERTIFIED HERS RATER AS A CONDITION OF MEETING THE MODELED ENERGY PERFORMANCE REQUIREMENTS FOR EACH BUILDING: A)BUILDING LEVEL VERIFICATION INCLUDING RESIDENTIAL VENTILATION AIRFLOW, RESIDENTIAL KITCHEN HOOD RATED BY HVI, RESIDENTIAL DWELLING UNIT ENVELOPE AIR LEAKAGE. B) DOMESTIC WATER SYSTEM VERIFICATION INCLUDING PIPE INSULATION FOR ALL LINES.NOTE:REQUIREMENTS FOR COMPLIANCE WITH CALGREEN BUILDING STANDARDS FOR INSTALLERS, SPECIAL INSPECTION, AND VERIFICATION IS INCLUDED IN CH. 7 ON THE CALGREEN BUILDING STANDARD SHEETS INCLUDED IN THE DRAWING SET.

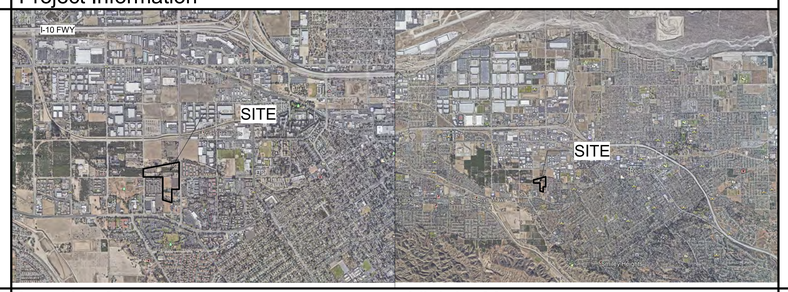
Abbreviations

--A--		--H--		--S--	
AB	anchor bolt	HB	hose bibb	S	south
ABV	above	HC	hollow core	SC	solid core
AC	asphaltic concrete	HD	heavy duty	SCH	schedule
A/C	air conditioning	HDR	header	SD	storm drain
ADD	addendum	HDW	hardware	SEC	section
AGG	aggregate	HGT	height	SH	shelf, shelving
ALT	alternate	HM	hollow metal	SHT	sheet
ALUM	aluminum	HOR	horizontal	SIM	similar
APROX	approximate	HTG	heating	SPEC	specification(s)
ARCH	architect(ural)	HVAC	heating / ventilating air conditioning	SPK	speaker
AUTO	automatic	HWD	hardwood	SQ	square
				SS	stainless steel
--B--		--I--		ST	steel
BD	board	ID	inside diameter	STA	station
BEL	below	INCL	include(ing)	STD	standard
BET	between	INSUL	insulate(ion)	STO	storage
BIT	bituminous	INT	interior	STR	structural
BLDG	building	INV	invert	SUS	suspended
BLK	block	JST	joist	SYM	symmetry(ical)
BLKG	blocking	JT	joint	SYS	system
BM	bench mark	KIT	kitchen	--T--	
BOT	bottom	KO	knockout	TEL	telephone
BRG	bearing			T&G	tongue & groove
BRZ	bronze	--L--		THK	thick(ness)
BUR	built up roofing	LAB	laboratory	TV	television
BW	both ways	LAM	laminate(d)	TYP	typical
		LAV	lavatory		
--C--		LBL	label	--U--	
CAB	cabinet	LH	left hand	UNO	unless noted otherwise
CAD	cadmium	LL	live load	UR	urinal
CB	catch basin	LT	light		
CEM	cement	LTL	lintel	--V--	
CER	ceramic	LW	lightweight	VERT	vertical
CFT	cubic foot			VIN	vinyl
CI	cast iron	--M--			
CIR	circle	MAS	masonry	--W--	
CIRC	circumference	MAX	maximum	W	west
CLG	ceiling	MB	machine bolt	W/	with
CLR	clear(ance)	MBR	member	W/O	without
CLS	closure	MC	medicine cabinet	WC	water closet
CM	centimeter	MECH	mechanic	WD	wood
CMU	concrete masonry unit	MED	medium	WH	water heater
COL	column	MET	metal	WI	wrought iron
COMB	combination	MFR	manufacture(er)	WIN	window
COMP	composition	MH	manhole	WPT	working point
CONC	concrete	MIN	minimum	WR	water repellant
CONT	continuous/ continue	MIR	mirror	WWF	welded wire fabric
CONTR	contract(or)	MISC	miscellaneous		
CONST	construction	MLD	molding, moulding		
CORR	corrugated	MM	millimeter		
CPR	copper	MT	mount(ed, ing)		
CPT	carpet(ed)	MTL	material(s)		
CYD	cubic yard				
		--N--			
--D--		N	north		
DEMO	demolish, demolition	NAT	natural		
DH	double hung	NIC	not in contract		
DIAG	diagonal	NOM	nominal		
DIAM	diameter	NTS	not to scale		
DIM	dimension				
DIV	division	--O--			
DR	door	OA	overall		
DS	downspout	OBSC	obscure		
DTL	detail	OC	on center		
DWG	drawing	OD	outside diameter		
DWR	drawer	OH	overhead		
		OPG	opening		
--E--		OPP	opposite		
E	east				
EF	each face	--P--			
ELEV	elevation	PAR	parallel		
ELEC	electric(al)	PB	panic bar		
EMER	emergency	PCC	precast concrete		
ENC	enclosure	PCF	pounds per cubic foot		
EP	electrical panelboard	PED	pedestal		
EQ	equal	PERF	perforate(d)		
EQUIP	equipment	PRE.FAB.	prefabricate(d)		
EST	estimate	PFL	pounds per linear foot		
EWC	electric water cooler	PIP	poured in place		
EXIST	existing	PL	property line		
EXHST	exhaust	PLT	plate		
EXP	exposed	PLAS	plaster		
EXT	exterior	PLYWD	plywood		
		PNL	panel		
--F--		PNT	paint(ed)		
FA	fire alarm	PSF	pounds per square foot		
FD	floor drain	PSI	pounds per square inch		
FE	fire extinguisher	PT	point		
FFE	finished floor elevation	PVC	polyvinyl chloride		
FFL	finished floor line				
FIN	finish(ed)	--R--			
FLR	floor(ing)	RA	return air		
FLUOR	fluorescent	RAD	radius		
FND	foundation	RCP	reinforced concrete pipe		
FTG	footing	RD	roof drain		
		REFR	refrigerator		
--G--		REG	register		
GA	gage, gauge	REM	remove		
GI	galvanized iron	RET	return		
GL	glass, glazing	RFG	roofing		
GP	galvanized pipe	RH	right hand		
GYP.BD.	gypsum board	RM	room		
GRD	grade, grading	RO	rough opening		
GSS	galvanized steel	ROW	right of way		
GV	galvanized				

Project Information

Symbols

Location Map



Vicinity Map

Building Data

City Standard Notes

OWNER:
LUXVIEW PROPERTIES
PRIMARY CONTACT: TIM BARZAL
2358 UNIVERSITY AVE. #33
SAN DIEGO, CA 92104
PHONE: (619) 291-2229
WEBSITE: THELUXVIEW.COM

EXPEDITOR:
URBAN ENVIRONS
PRIMARY CONTACT: PAT MEYER
133 S VINE ST.
REDLANDS, CA 92373
PHONE: (909) 798-4446

ARCHITECT
MILLER ARCHITECTURAL CORP.
PRIMARY CONTACT: CHRISTOS HARDT, AIA
1177 IDAHO ST SUITE 200
REDLANDS, CA 92374
PHONE: (909) 335-7400
WEBSITE: WWW.MILLER-AIP.COM

CIVIL:
TRANSTECH
PRIMARY CONTACT: DAVID MLYNARSKI
413 MACKAY DR.
SAN BERNARDINO, CA 92408
PHONE: (909) 384-7464
WEBSITE: WWW.TRANSTECH.ORG

GOUVIS ENGINEERING
PRIMARY CONTACT STRUCTURAL: HUAN NGUYEN
PRIMARY CONTACT MPE: LARRY CAVANAUGH
15 STUDEBAKER,
IRVINE CA 92618
PHONE: (949)752-1612
WEBSITE: WWW.GOUVISGROUP.COM

LANDSCAPE ARCHITECT:
STB LANDSCAPE ARCHITECTS, INC.
PRIMARY CONTACT: SHAWN BURCH
15 SOUTH 5TH ST.
REDLANDS, CA 92373
PHONE: (909) 798-7490
WEBSITE: WWW.STBLANDARCH.COM

RGI, UTILITY
CONSULTANTS
PRIMARY CONTACT: BOB GREGORY
200 SOUTH MAIN STREET - SUITE 316
CORONA, CA 92882
PHONE: (951) 279-7900

SOIL SOUTHWEST
CONSULTANTS
897 Via Lata, Suite N.
Colton, CA 92324
PHONE: (909) 213-3332

MILLER
architecture
interiors
planning

1177 Idaho Street, Suite 200
Redlands, CA 92374
Phone: 909-335-7400
Fax: 909-335-7299
info@miller-aip.com

LICENSED ARCHITECT
GARY W. MILLER
No. C14635
REN. 9-30-25
STATE OF CALIFORNIA

owner approval

initials	date	phase

revisions/addenda

#	Date	Comment

THE VENUE - PHASE II
1600 ORANGE AVE
REDLANDS, CALIFORNIA 92373

LUXVIEW PROPERTIES
11230 Sorrento Valley Road, Suite 140, San Diego, CA 92121
theLuxView.com | l_@theLuxView.com

project information

Project Number:	2100098.RA
Drawn By:	CwH
Checked By:	GWM
Issue Date:	6/17/24

sheet name

GENERAL INFORMATION

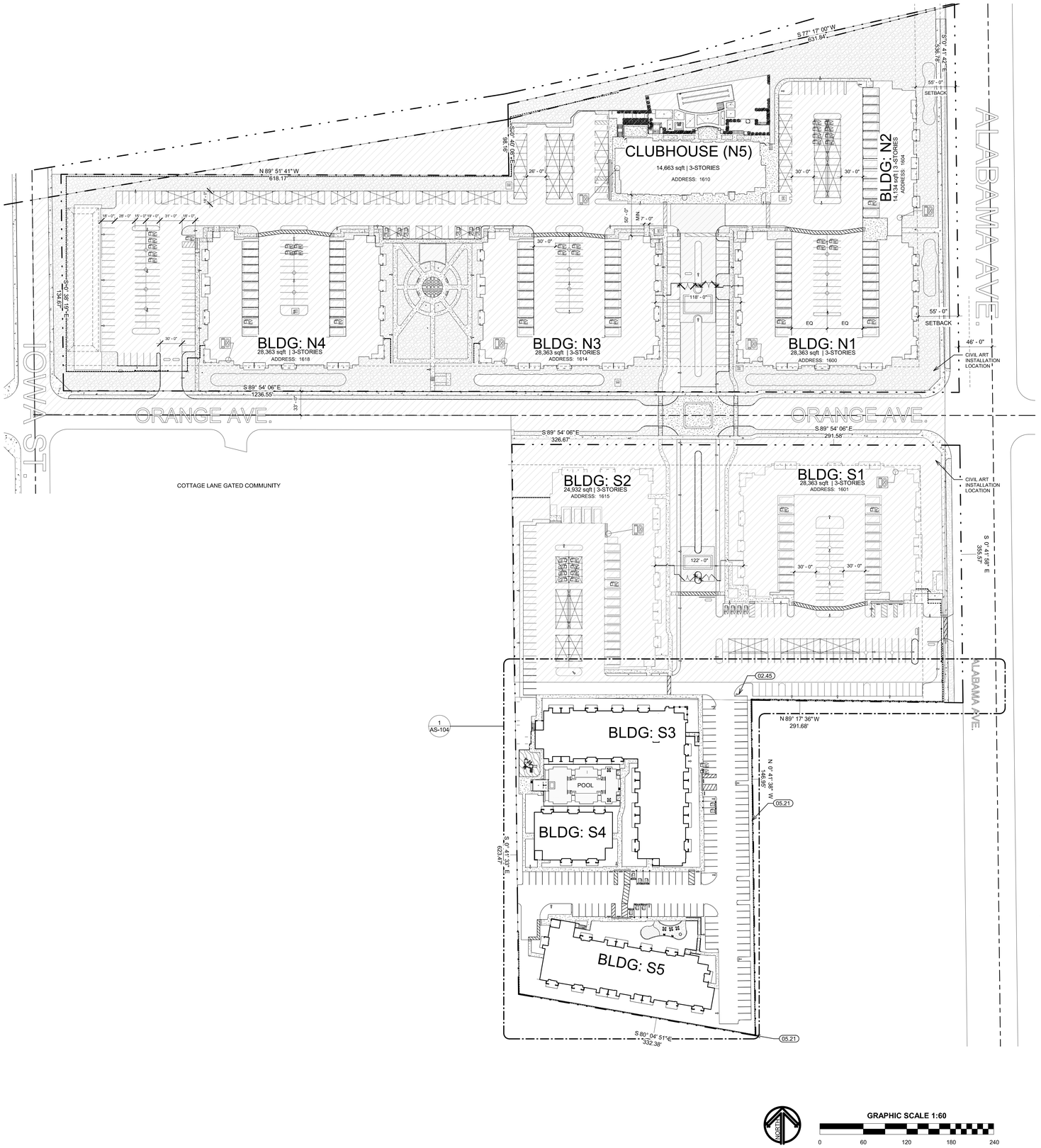
sheet number

G-001

Sheet Of Sheets

C:\Users\christos\Desktop\2100098.RA_SDH Redlands_Site Model_23_6_29_chardt@miller-aip.com.rvt

© 2017 Miller Architectural Corporation



PROPERTY AREA:

GROSS PROJECT AREA: 21.84 ACRES
NET AREA: 18.94 ACRES
TOTAL DEDICATIONS: -12,049 SQFT (0.28 ACRES)
FINAL NET AREA: 812,977 SQFT (18.66 ACRES)

ELECTRIC VEHICLE SPACES

PER CEC 5.106.3
WHEN MULTIPLE CHARGING SPACES ARE REQUIRED PER TABLE 5.106.3.3 RACEWAY(S) IS/ARE REQUIRED TO BE INSTALLED AT THE TIME OF CONSTRUCTION AND SHAL LBE INSTALLED IN ACCORDANCE WITH THE *CALIFORNIA ELECTRICAL CODE.*

MINIMUM DIMENSIONS OF AN EV CHARGING STATION SHALL BE 18 FEET IN LENGTH AND 9 FEET IN WIDTH. ONE IN EVERY 25 EV SPACES, BUT NOT LESS THAN ONE EV SPACE, SHALL HAVE AN 8 FOOT WIDE MINIMUM ACCESS ISLE. A 5 FOOT WIDE MINIMUM AISLE SHALL BE PERMITTED PROVIDED THE MINIMUM WIDTH OF THE EV SPACE IS 12 FEET. THESE EV SPACES SHALL HAVE A MAXIMUM SLOPE OF 2 PERCENT IN ANY DIRECTION.

FLATWORK LEGEND:

NOTES:
1. COORDINATE WITH CIVIL DRAWINGS FOR HORIZONTAL CONTROL
2. ALL CONCRETE TO BE NATURAL GRAY U.N.O
3. NON-MONOLITHIC CONCRETE POUR TO BE DOWELED AT 24" O.C, MIN 12" EMBEDDMENT , CENTER IN CONCRETE SECTION, MIN 3" COVERAGE IN ANY DIRECTION
4. ALL COLORED CONCRETE TO BE INTEGRAL COLOR PER MANUF. STANDARDS
5. CONCRETE IN DRIVE ISLES TO BE 6" MIN THICKNESS.

- CONCRETE PAVING, NATURAL GRAY TROWELED EXPANSION JOINTS EVERY 5'-0" TROWEL FINISH.
- CONCRETE FLATWORK
- ASPHALT PAVING
- PLANTING / LANDSCAPING
- DECOMPOSED GRANITE
- PUTTING GREEN
- POOL DECK DECORATIVE CONCRETE, STAMPED CONCRETE
- SWIMMING POOL / HOT TUB
- POOL DECK DECORATIVE CONCRETE, DAVIS COLOR PEBBLE 641 OR SIMILAR, STAMPED

Keynote Legend	
02.45	(E) Site Light Standard
05.21	Perimeter Fence, 6'-0" high, see detail 12/AS-501

PHASE I UNIT COUNT - EXISTING

UNIT TYPE #(BED) + #(BATH)	UNIT AREA	Count
NORTH		
01 SATSUMA 1+1	674	54
02 MANDARIN 1 + 1	783	52
03 VALENCIA 2+2 CORNER	1158	18
03 VALENCIA 2+2 STANDARD	1045	39
04 NAVEL 2+2	1163	41
05 POMELO 3+2	1297	19
		223
SOUTH		
01 SATSUMA 1+1	674	24
02 MANDARIN 1 + 1	783	28
03 VALENCIA 2+2 CORNER	1158	9
03 VALENCIA 2+2 STANDARD	1045	17
04 NAVEL 2+2	1163	21
05 POMELO 3+2	1297	6
		105
Grand total		328

PHASE II TOTAL UNIT COUNT

UNIT TYPE #(BED) + #(BATH)	UNIT AREA	Count
S3		
01 SATSUMA 1+1	674	48
03 VALENCIA 2+2 CORNER	1158	4
03 VALENCIA 2+2 STANDARD	1045	32
S3		84
S4		
03 VALENCIA 2+2 STANDARD	1045	20
S4		20
S5		
01 SATSUMA 1+1	674	32
03 VALENCIA 2+2 STANDARD	1045	28
S5		60
Grand total		164

EXISTING PARKING STALL - NORTH LOT

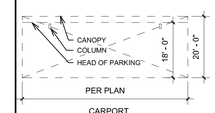
EXISTING NORTH CARPORT STALLS	136
EXISTING NORTH CARPORT STALLS - VAN ADA	1
EXISTING NORTH GARAGE STALLS	73
EXISTING NORTH GARAGE STALLS - ADA	7
EXISTING NORTH OPEN ADA STALLS	2
EXISTING NORTH OPEN COMPACT STALLS	15
EXISTING NORTH OPEN STALLS	172
EXISTING NORTH OPEN STALLS - ADA	7
EXISTING NORTH OPEN STALLS - VAN ADA	1
	414

EXISTING PARKING STALL - SOUTH LOT

EXISTING SOUTH CARPORT COMPACT STALLS	18
EXISTING SOUTH CARPORT STALLS	46
EXISTING SOUTH GARAGE STALLS	37
EXISTING SOUTH GARAGE STALLS - ADA	3
EXISTING SOUTH OPEN COMPACT STALLS	11
EXISTING SOUTH OPEN STALLS	99
EXISTING SOUTH OPEN STALLS - ADA	3
EXISTING SOUTH OPEN STALLS - VAN ADA	2
	219

PHASE II PARKING SCHEDULE

SOUTH CARPORT STALLS	72
SOUTH CARPORT STALLS - ADA	3
SOUTH CARPORT STALLS - VAN ADA	1
SOUTH OPEN STALLS - VAN ADA	1
SOUTH OPEN STALLS	34
SOUTH OPEN STALLS (FUTURE ADA EVCS)	2
SOUTH OPEN STALLS (FUTURE EVCS)	6
SOUTH OPEN STALLS - VAN ADA	1
SOUTH OPEN STALLS - ADA	1
SOUTH OPEN STALLS - VAN ADA	1
	122



- FIRE CURB ACCESS
- ACCESSIBLE PATH OF TRAVEL
- PERIMETER FENCE
- POST INDICATOR VALVE OR IN-LINE KEY VALVE
- FIRE RISER ROOM
- WALL-MOUNTED FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- WALL-MOUNTED STANDPIPE
- EV CHARGING STATION ON PEDESTAL, SEE 18/AS-501
- LED LIGHT POLE, 16'-0" HIGH, REFER TO ELECTRICAL DRAWINGS
- LED BOLLARD, 3'-6" HIGH, REFER TO ELECTRICAL DRAWINGS
- ELECTRIC VEHICLE CHARGING STALL DESIGNATION.
- COMPACT PARKING PER 18.164.260 & EV4.0205U

MILLER
architecture
interiors
planning
1177 Idaho Street, Suite 200
Redlands, CA 92374
Phone: 909-335-7400
Fax: 909-335-7299
info@miller-aip.com

LICENSED ARCHITECT
GARY W. MILLER
No. C14635
REN. 9-30-25
STATE OF CALIFORNIA

owner approval

initials	date	phase

revisions/addenda

#	Date	Comment

THE VENUE - PHASE II
1600 ORANGE AVE
REDLANDS, CALIFORNIA 92373

LUXVIEW PROPERTIES
11230 Sorrento Valley Road, Suite 140, San Diego, CA 92121
theLuxView.com | L@theLuxView.com

project information

Project Number:	2100098.RA
Drawn By:	MAC
Checked By:	GWM
Issue Date:	6/17/24

sheet name

OVERALL SITE PLAN

sheet number

AS-101

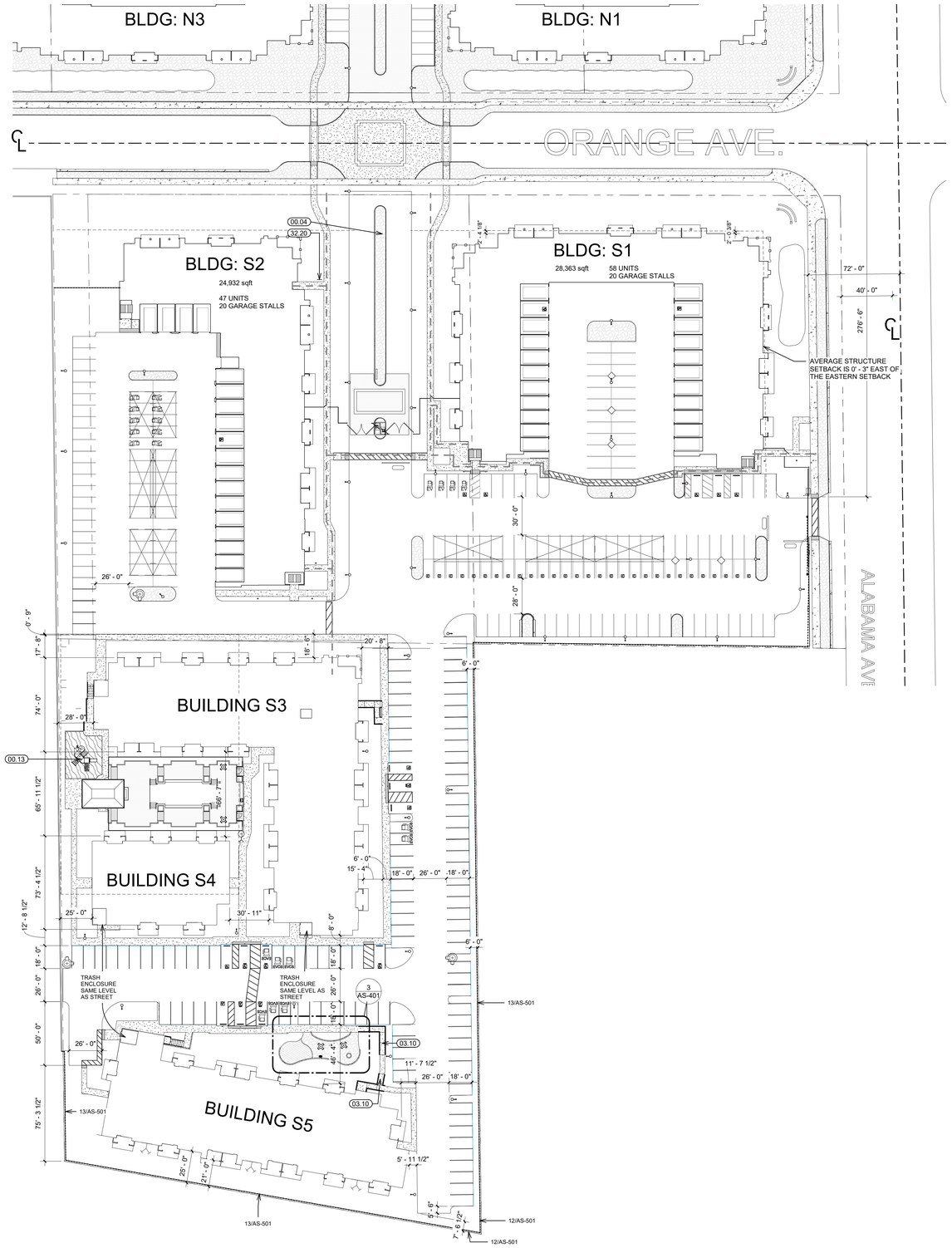
Sheet Of Sheets

OVERALL SITE PLAN | SCALE 1" = 60'-0" | 1

FLATWORK LEGEND | SCALE 1" = 40'-0"

C:\Users\christos\Desktop\2100098.RA_SDH Redlands_Site Model_23_6-29_chandl@miller-aip.com.rvt

© 2017 Miller Architectural Corporation



GRAPHIC SCALE
0 40 80 120 160
NORTH

PROJECT NAME:	LUXVIEW APARTMENTS PHASE II
PROPERTY ADDRESS:	1600 ORANGE AVE, REDLANDS CA 92373
APN NUMBER:	0262-48-201, 0262-72-101, 0262-72-102
ZONE:	EV2500-MULTI FAMILY RESIDENTIAL
ZONING DISTRICT :	REFER TO MUNICIPAL CODE ZONE
LAND USE TYPE:	MULTI-FAMILY RESIDENTIAL
TYPE OF CONSTRUCTION :	VB -APARTMENTS, IIB -OPEN PARKING GARAGE
GROSS LOT AREA:	825,026.40 SQ. FT.
DEDICATIONS:	12,049 SQ. FT.
NET LOT AREA:	812,977 SQ. FT.
EXISTING USES:	VACANT LOT
EASEMENTS:	
FRONT SETBACK:	30 FT
STREET SIDE SETBACK:	35 FT
SIDE YARD SETBACK:	15 FT
REAR YARD SETBACK:	20 FT
DENSITY OF DEVELOPMENT:	2,500 SQ. FT. OF LOT AREA PER DWELLING UNIT
MAXIMUM COVERAGE:	45% OF LOT AREA
BUILDING FOOTPRINT:	52,325 SQ. FT.
ZONING BUILDING HEIGHT :	NOT GREATER THAN 4 STORIES
ZONING NO. OF STORIES :	NOT GREATER THAN 4 STORIES
GROSS BUILDING AREA S3:	103,352 SQ. FT.
GROSS BUILDING AREA S4:	30,660 SQ. FT.
GROSS BUILDING AREA S5:	75,288 SQ. FT.
GROSS BUILDING AREA:	209,300 SQ. FT.

BUILDING SEPARATION:

SECTION EV3.0325(G)(2)(b)(iii)

FOR TWO STORY BUILDINGS OR MORE
FRONT: 30'
SIDE: 15'
REAR: 20'

FOR BUILDINGS HAVING OFFSET SURFACES, EACH YARD MAY BE REDUCED UP TO (5) FEET.

FOR BUILDINGS PLACED AT AN ANGLE WITH EACH OTHER, EACH YARD STANDARD MAY BE REDUCED UP TO (10) FT, MAIN BUILDINGS SHALL BE NO CLOSER THAN (20) FEET AT THE CLOSES POINT.

SEPARATION DISTANCE REQUIRED S3 REAR & S4 SIDE: 20'+15'=35'
SEPARATION DISTANCE PROVIDED S3 REAR & S4 SIDE: 30' - 11"

SEPARATION DISTANCE REQUIRED S4 FRONT & S5 FRONT:30' + 30'=60'
SEPARATION DISTANCE PROVIDED S4 FRONT & S5 FRONT: 71'

SEPARATION DISTANCE REQUIRED S3 SIDE & S5 FRONT: 30'+30'=60'
SEPARATION DISTANCE PROVIDED S3 SIDE & S5 FRONT: 80'

PERCENTAGE OF OPENING BASED ON FIRE SEPARATION DISTANCE CBC TABLE 705.8
SEPARATION DISTANCE PROVIDED S3 REAR & S4 SIDE: 24' - 5", PROTECTED, ALLOWABLE AREA UNLIMITED

SEPARATION DISTANCE PROVIDED S4 FRONT & S5 FRONT: 71', PROTECTED, ALLOWABLE AREA UNLIMITED

SEPARATION DISTANCE PROVIDED S3 SIDE & S5 FRONT: 80', PROTECTED, ALLOWABLE AREA UNLIMITED

LANDSCAPE AREA:

GROSS PROPOSED SOUTH LOT AREA:	144, 443 SQ. FT
LANDSCAPE FOR RESIDENTIAL USES REQUIRED:	35% OR
TOTAL LANDSCAPE PHASE 2 REQUIRED:	50,555 SQ. FT.
TOTAL LANDSCAPE PHASE 2(INCLUDES ZANJA):	37,632 SQ. FT. PROVIDED

PARKING LOT LANDSCAPE REQUIREMENTS (EV4.0260):

LANDSCAPED PLANTERS PROVIDED AT 8 FT IN WIDTH BETWEEN SECTIONS. LANDSCAPE ISLAND PROVIDED FOR EVERY 20 PARKING SPACES. LANDSCAPE ISLANDS SHALL BE A TOTAL OF AT LEAST 7% OF TOTAL PARKING AREA.

TOTAL PARKING AREA PHASE 2:	31,605 SQ. FT.
PARKING LANDSCAPE REQUIRED:	2,212 SQ. FT. = 7% OF PARKING LOT AREA
PARKING LANDSCAPE PROVIDED:	7,370 SQ. FT.

***EXISTING** SOUTH PARKING STANDARDS PER SECTION 65915.(P)*

(52) 1 BEDROOM	X 1 SPACE	= 52 SPACES
(47) 2 BEDROOM	X 1.5 SPACES	= 71 SPACES
(6) 3 BEDROOM	X 1.5 SPACES	= 9 SPACES
TOTAL PARKING REQUIRED:		132 SPACES REQUIRED
TOTAL PARKING PROVIDED:		219 SPACES PROVIDED

SOUTH PARKING STANDARDS - PHASE II *PER SECTION 65915.(P)*

(80) 1 BEDROOM	X 1 SPACE	= 80 SPACES
(84) 2 BEDROOM	X 1.5 SPACES	= 126 SPACES
TOTAL PARKING REQUIRED:		206 SPACES REQUIRED
TOTAL PARKING PROVIDED:		124 SPACES PROVIDED

TOTAL PROPOSED AND EXISTING PARKING REQUIRED:	338 SPACES
TOTAL PROPOSED AND EXISTING PARKING PROVIDED:	343 SPACES

PROPOSED SOUTH LOT ACCESSIBLE PARKING REQUIREMENTS

ADA SPACES REQUIRED - (2% OF TENANT PARKING):	2% X 124 SPACES=3
ADA VAN SPACES REQUIRED (ONE IN EIGHT ACCESSIBLE SPACES):	1
TOTAL ACCESSIBLE PARKING REQUIRED	4
ACCESSIBLE VAN SPACES PROVIDED:	2
ACCESSIBLE SPACES TOTAL PROVIDED:	10
ACCESSIBLE COVERED PARKING 2% OF COVERED REQUIRED:	3

PARKING ANALYSIS - SOUTH LOT

EXISTING PARKING	219 STALLS
PROPOSED PARKING	124 STALLS
TOTAL PARKING	343 STALLS

APARTMENT UNIT ANALYSIS - SOUTH LOT

EXISTING APARTMENT UNITS	105 UNITS
PROPOSED APARTMENT UNITS	164 UNITS
TOTAL APARTMENT UNITS	269 UNITS

BEDROOM ANALYSIS - SOUTH LOT

EXISTING BEDROOMS	164 BEDS
PROPOSED BEDROOMS	248 BEDS
TOTAL BEDROOMS	412 BEDS

PARKING RATIO ANALYSIS - SOUTH LOTS

PARKING STALLS / UNIT TOTAL	343 STALLS / 269 UNITS = 1.28 STALLS/UNIT
PARKING STALLS / BEDROOMS	343 STALLS / 412 BEDS = 0.83 STALLS/BEDS

COVERED PARKING ANALYSIS - SOUTH LOT

EXISTING COVERED PARKING	104 COVERED STALLS
PROPOSED COVERED PARKING	77 COVERED STALLS
TOTAL COVERED PARKING PROVIDED:	181 COVERED STALLS PROVIDED
COVERED PARKING REQUIRED:	269 STALLS (1 STALL / UNIT)

ACCESSIBLE PARKING ANALYSIS - SOUTH LOT

EXISTING ACCESSIBLE PARKING	6 STALLS + 1 VAN ACCESSIBLE
PROPOSED ACCESSIBLE PARKING	7 STALLS + 3 VAN ACCESSIBLE
TOTAL ACCESSIBLE PARKING	13 STALLS + 4 VAN ACCESSIBLE = 17 STALLS
TOTAL REQUIRE ACCESSIBLE PARKING	7 STALLS + 1 VAN ACCESSIBLE = 8 STALLS

ELECTRIC VEHICLE CHARGING STATIONS (EVCS) - SOUTH LOT
EXISTING EVCS - 8 STALLS ALLOTTED; TO BE CONVERTED IN FUTURE AS NEEDED

CANOPY
COLUMN
HEAD OF PARKING
18' - 0"
20' - 0"
PER PLAN
CARPORT

- POST INDICATOR VALVE OR IN-LINE KEY VALVE
- FIRE RISER ROOM
- WALL-MOUNTED FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- WALL-MOUNTED STANDPIPE
- FIRE CURB ACCESS
- ACCESSIBLE PATH OF TRAVEL
- PERIMETER FENCE, SEE AS-501
- EV CHARGING STATION ON PEDESTAL, SEE 18/AS-501
- LED LIGHT POLE, 16'-0" HIGH. REFER TO ELECTRICAL DRAWINGS
- LED BOLLARD, 3'-6" HIGH. REFER TO ELECTRICAL DRAWINGS
- ELECTRIC VEHICLE CHARGING STALL DESIGNATION.
- COMPACT PARKING PER 18.164.260 & EV4.0205U

Keynote Legend

00.04	Monument Sign, Ref 24/AS-501
00.13	Tot Lot, Play ground
03.10	Concrete Ramp w/ Non-Slip Surface
32.20	Bicycle Rack, see detail 5/AS-503

BICYCLE PARKING REQUIREMENTS:

BICYCLE PARKING SHALL BE PROVIDED PER C.E.C 5.106.4.1

NO REQUIRED BICYCLE PARKING.

ELECTRIC VEHICLE SPACES

PER CEC 5.106.3
WHEN MULTIPLE CHARGING SPACES ARE REQUIRED PER TABLE 5.106.3.3 RACEWAY(S) IS/ARE REQUIRED TO BE INSTALLED AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED IN ACCORDANCE WITH THE *CALIFORNIA ELECTRICAL CODE*.

MINIMUM DIMENSIONS OF AN EV CHARGING STATION SHALL BE 18 FEET IN LENGTH AND 9 FEET IN WIDTH. ONE IN EVERY 25 EV SPACES, BUT NOT LESS THAN ONE EV SPACE, SHALL HAVE AN 8 FOOT WIDE MINIMUM ACCESS ISLE. A 5 FOOT WIDE MINIMUM AISLE SHALL BE PERMITTED PROVIDED THE MINIMUM WIDTH OF THE EV SPACE IS 12 FEET. THESE EV SPACES SHALL HAVE A MAXIMUM SLOPE OF 2 PERCENT IN ANY DIRECTION.

5 EV SPACES REQUIRED

UNIT SCHEDULE PER BUILDING

UNIT TYPE	QUANTITY
S3	
01 SATSUMA 1+1	48
03 VALENCIA 2+2 CORNER	4
03 VALENCIA 2+2 STANDARD	32
	84
S4	
03 VALENCIA 2+2 STANDARD	20
	20
S5	
01 SATSUMA 1+1	32
03 VALENCIA 2+2 STANDARD	28
	60
	164

FLATWORK LEGEND:
NOTES:
1. COORDINATE WITH CIVIL DRAWINGS FOR HORIZONTAL CONTROL
2. ALL CONCRETE TO BE NATURAL GRAY U.N.O
3. NON-MONOLITHIC CONCRETE POUR TO BE DOWELED AT 24" O.C, MIN 12" EMBEDDMENT , CENTER IN CONCRETE SECTION, MIN 3" COVERAGE IN ANY DIRECTION
4. ALL COLORED CONCRETE TO BE INTEGRAL COLOR PER MANUF. STANDARDS
5. CONCRETE IN DRIVE ISLES TO BE 6" MIN THICKNESS.

- CONCRETE PAVING, NATURAL GRAY TROWELED EXPANSION JOINTS EVERY 5'-0" TROWEL FINISH.
- CONCRETE FLATWORK
- ASPHALT PAVING
- PLANTING / LANDSCAPING
- DECOMPOSED GRANITE
- PUTTING GREEN
- POOL DECK DECORATIVE CONCRETE, STAMPED CONCRETE
- SWIMMING POOL / HOT TUB
- POOL DECK DECORATIVE CONCRETE, DAVIS COLOR PEBBLE 641 OR SIMILAR, STAMPED

MILLER
architecture
interiors
planning
1177 Idaho Street, Suite 200
Redlands, CA 92374
Phone: 909-335-7400
Fax: 909-335-7299
info@miller-aip.com

LICENSED ARCHITECT
GARY W. MILLER
No. C14635
REN. 9-30-25
STATE OF CALIFORNIA

owner approval

initials	date	phase

revisions/addenda

#	Date	Comment

NOT FOR BID OR CONSTRUCTION

THE VENUE - PHASE II
1600 ORANGE AVE
REDLANDS, CALIFORNIA 92373

LUXVIEW PROPERTIES
11230 Sorrento Valley Road, Suite 140, San Diego, CA 92121
theLuxView.com | l@theLuxView.com

project information

Project Number:	2100098.RA
Drawn By:	CwH
Checked By:	GWM
Issue Date:	3/28/2024

sheet name

SOUTH LOT SITE PLAN

sheet number

AS-102

Sheet Of Sheets

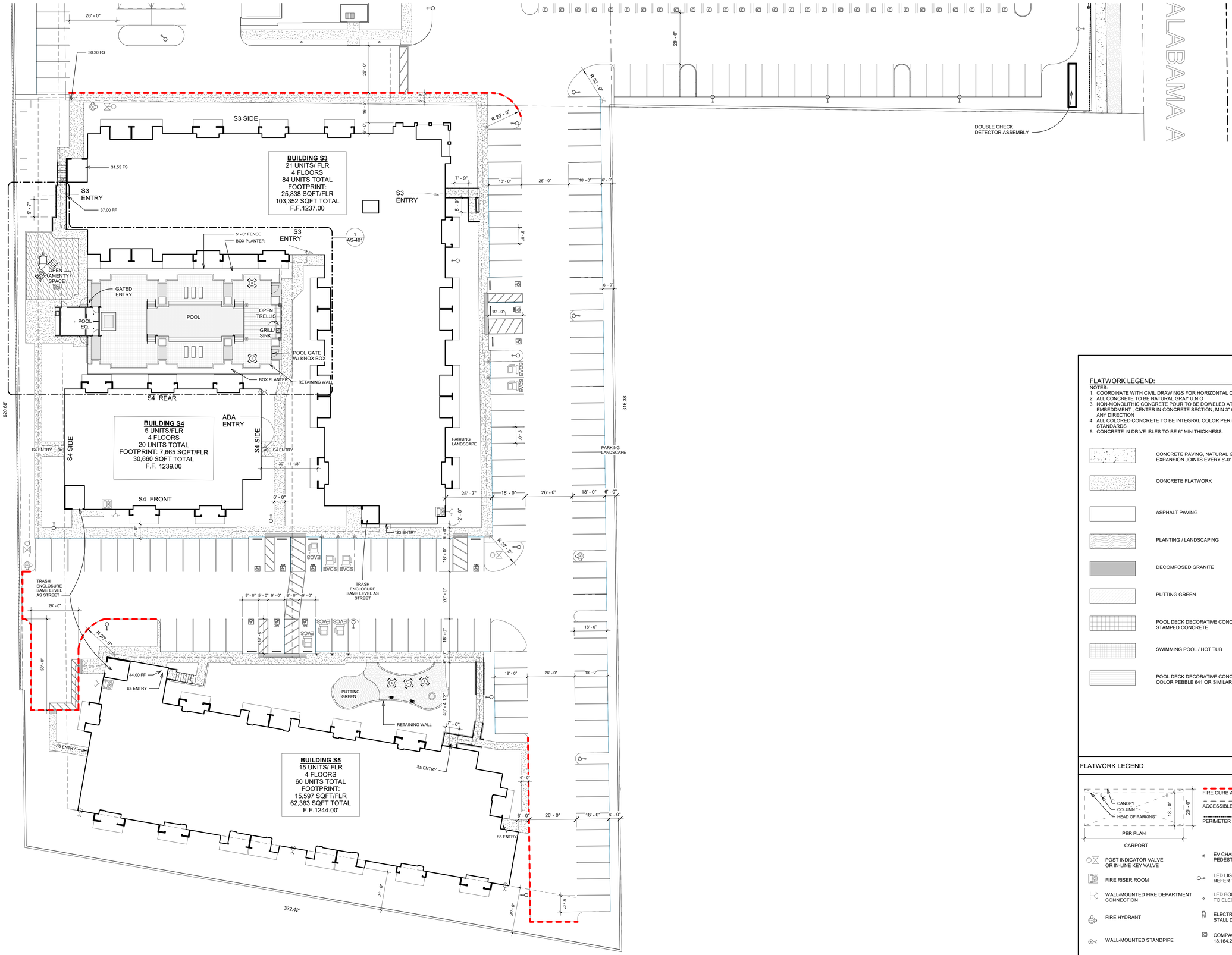
Site Plan - SOUTH LOT — SCALE 1" = 40'-0" — 1
SITE LEGEND OVERALL — SCALE N/A
FLATWORK LEGEND — SCALE 1" = 40'-0"

C:\Users\christen\Desktop\2100098.RA_SDH Redlands_Site Model_23_8-29_charrdt@miller-aip.com.rvt

Redlands Regular Meeting of 10/01/24

PLANNING SUBMITTAL 4/15/2024

© 2017 Miller Architectural Corporation



Site Plan - ENLARGED SOUTH LOT

SCALE 1" = 20'-0"

1

FLATWORK LEGEND:

NOTES:
1. COORDINATE WITH CIVIL DRAWINGS FOR HORIZONTAL CONTROL
2. ALL CONCRETE TO BE NATURAL GRAY U.N.O
3. NON-MONOLITHIC CONCRETE POUR TO BE DOWELED AT 24" O.C, MIN 12" EMBEDDMENT , CENTER IN CONCRETE SECTION, MIN 3" COVERAGE IN ANY DIRECTION
4. ALL COLORED CONCRETE TO BE INTEGRAL COLOR PER MANUF. STANDARDS
5. CONCRETE IN DRIVE ISLES TO BE 6" MIN THICKNESS.

- CONCRETE PAVING, NATURAL GRAY TROWELED EXPANSION JOINTS EVERY 5'-0" TROWEL FINISH.
- CONCRETE FLATWORK
- ASPHALT PAVING
- PLANTING / LANDSCAPING
- DECOMPOSED GRANITE
- PUTTING GREEN
- POOL DECK DECORATIVE CONCRETE, STAMPED CONCRETE
- SWIMMING POOL / HOT TUB
- POOL DECK DECORATIVE CONCRETE, DAVIS COLOR PEBBLE 641 OR SIMILAR, STAMPED

FLATWORK LEGEND

SCALE 1" = 40'-0"

- FIRE CURB ACCESS
- ACCESSIBLE PATH OF TRAVEL
- PERIMETER FENCE
- POST INDICATOR VALVE OR IN-LINE KEY VALVE
- FIRE RISER ROOM
- WALL-MOUNTED FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- WALL-MOUNTED STANDPIPE
- EV CHARGING STATION ON PEDESTAL, SEE 18/AS-501
- LED LIGHT POLE, 16'-0" HIGH. REFER TO ELECTRICAL DRAWINGS
- LED BOLLARD, 3'-6" HIGH. REFER TO ELECTRICAL DRAWINGS
- ELECTRIC VEHICLE CHARGING STALL DESIGNATION.
- COMPACT PARKING PER 18.164.260 & EV4.0205U

SITE LEGEND OVERALL

SCALE N/A

MILLER
architecture
interiors
planning

1177 Idaho Street, Suite 200
Redlands, CA 92374
Phone: 909-335-7400
Fax: 909-335-7299
info@miller-aip.com

LICENSED ARCHITECT
GARY W. MILLER
No. C14635
REN. 9-30-25
STATE OF CALIFORNIA

owner approval

initials	date	phase

revisions/addenda

#	Date	Comment

NOT FOR BID OR CONSTRUCTION

THE VENUE - PHASE II
1600 ORANGE AVE
REDLANDS, CALIFORNIA 92373

LUXVIEW PROPERTIES
11230 Sorrento Valley Road, Suite 140, San Diego, CA 92121
theLuxView.com | L@theLuxView.com

project information

Project Number:	2100098.RA
Drawn By:	CwH
Checked By:	GWM
Issue Date:	2/28/2024

sheet name

SOUTH LOT SITE PLAN - ENLARGED

sheet number

AS-104

Sheet Of Sheets

PLANNING SUBMITTAL 4/15/2024

C:\Users\RaymondDocuments\2100098.RA_SDH Redlands_Site Model_23_6-29_rhyun.rvt

Redlands Regular Meeting of 10/01/24

© 2017 Miller Architectural Corporation

BUILDING EGRESS SIZING

LEVEL 1 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (103/3 STAIRWAYS PROVIDED) =
6.8" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 6.8" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

54" PROVIDED PER STAIRWAY > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH = 54" x 3 STAIRWAYS=162" TOTAL STAIRWAY WIDTH PROVIDED LEVEL 1

LEVEL 2 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (103/3 STAIRWAYS PROVIDED) =
6.8" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 6.8" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

54" PROVIDED PER STAIRWAY > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH = 54" x 3 STAIRWAYS=162" TOTAL STAIRWAY WIDTH PROVIDED LEVEL 2

LEVEL 3 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (103/3 STAIRWAYS PROVIDED) =
6.8" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 6.8" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

54" PROVIDED PER STAIRWAY > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH = 54" x 3 STAIRWAYS=162" TOTAL STAIRWAY WIDTH PROVIDED LEVEL 3

LEVEL 4 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (103/3 STAIRWAYS PROVIDED) =
6.8" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 6.8" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

54" PROVIDED PER STAIRWAY > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH = 54" x 3 STAIRWAYS=162" TOTAL STAIRWAY WIDTH PROVIDED
LEVEL 4

LEVEL 1 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (103/3 EXIT ACCESS DOORS PROVIDED) =
5.1" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 5.1" THEREFORE

36" PROVIDED > 32" REQUIRED PER EXIT ACCESS DOOR
TOTAL EXIT ACCESS DOOR WIDTH PROVIDED = 36" X 2 EXIT ACCESS DOORS=72" > CODE REQUIRED 32" X 2 EXIT ACCESS DOORS= 64"

LEVEL 2 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (103/3 EXIT ACCESS DOORS PROVIDED) =
5.1" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 5.1" THEREFORE

36" PROVIDED > 32" REQUIRED PER EXIT ACCESS DOOR
TOTAL EXIT ACCESS DOOR WIDTH PROVIDED = 36" X 2 EXIT ACCESS DOORS=72" > CODE REQUIRED 32" X 2 EXIT ACCESS DOORS= 64"

LEVEL 3 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (103/3 EXIT ACCESS DOORS PROVIDED) =
5.1" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 5.1" THEREFORE

36" PROVIDED > 32" REQUIRED PER EXIT ACCESS DOOR
TOTAL EXIT ACCESS DOOR WIDTH PROVIDED = 36" X 2 EXIT ACCESS DOORS=72" > CODE REQUIRED 32" X 2 EXIT ACCESS DOORS= 64"

LEVEL 4 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (103/3 EXIT ACCESS DOORS PROVIDED) =
5.1" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 5.1" THEREFORE

36" PROVIDED > 32" REQUIRED PER EXIT ACCESS DOOR
TOTAL EXIT ACCESS DOOR WIDTH PROVIDED = 36" X 2 EXIT ACCESS DOORS=72" > CODE REQUIRED 32" X 2 EXIT ACCESS DOORS= 64"

LEVEL 1 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 103=
15.45" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 70" PROVIDED CORRIDOR WIDTH LEVEL 1

LEVEL 2 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 103=
15.45" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 70" PROVIDED CORRIDOR WIDTH LEVEL 2

LEVEL 3 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 103=
15.45" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 70" PROVIDED CORRIDOR WIDTH LEVEL 3

LEVEL 4 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 103=
15.45" MIN. CORRIDOR WIDTH

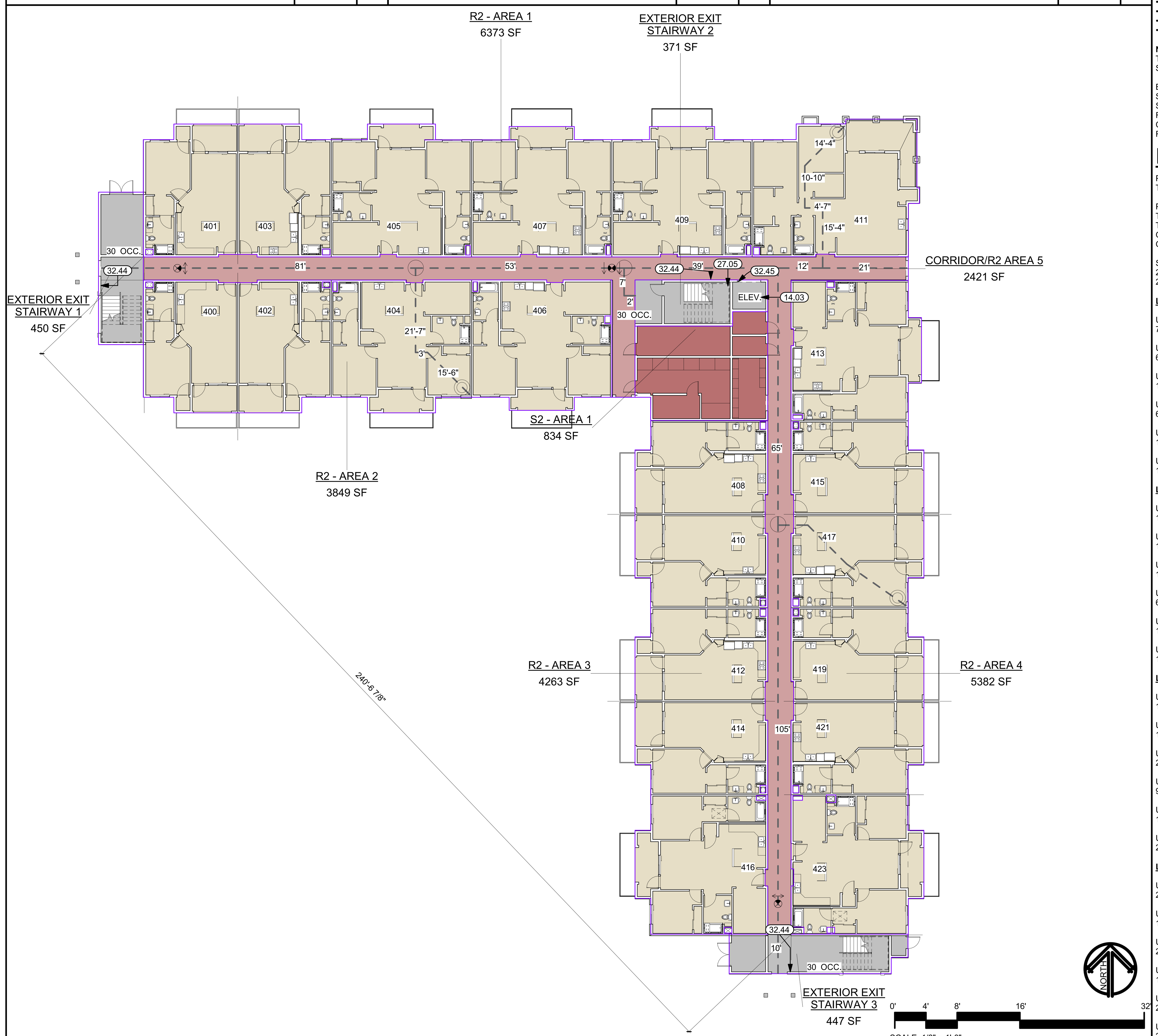
SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 70" PROVIDED CORRIDOR WIDTH LEVEL 4

EXIT SEPARATION DISTANCE

MINIMUM EXIT SEPARATION REQUIRED PER SECTION 1007.1.1, EXCEPTION 1 EXIT SEPARATION SHALL BE MEASURED ALONG SHORTEST DIRECT LINE OF TRAVEL WITHIN THE CORRIDOR:

BETWEEN EXIT 1 & 2
SHORTEST DIRECT LINE OF TRAVEL DISTANCE: 343' - 0"
1/3 OF TRAVEL SHORTEST DISTANCE: 114'-6" MIN. REQUIRED
SEPARATION DISTANCE PROVIDED: 143' - 0"

BETWEEN EXIT 2 & 3
MAXIMUM DIAGONAL DISTANCE: 343' - 0"
1/3 OF TRAVEL SHORTEST DISTANCE: 114'-6" MIN. REQUIRED
SEPARATION DISTANCE PROVIDED: 209' - 0"



FIRST FLOOR — SCALE 1/16" = 1'-0" — 1

COMMON PATH OF TRAVEL DISTANCE

LEVEL 1-4 COMMON PATH OF TRAVEL DISTANCE
SECTION 1006.2.1 COMMON PATH OF EGRESS TRAVEL DISTANCE
R2 = 125'-0" MAXIMUM
S-2 = 100' - 0" MAXIMUM
A-2 = 75' - 0" MAXIMUM

PER IBC 202, COMMON PATH OF EGRESS TRAVEL DISTANCE IS THAT PORTION OF EXIT ACCESS TRAVEL DISTANCE MEASURE FROM THE MOST REMOTE POINT OF EACH ROOM, AREA OR SPACE TO THAT POINT WHERE THE OCCUPANTS HAVE SEPARATE AND DISTINCT ACCESS TO TWO EXITS OR EXIT ACCESS DOORWAYS.

PER IBC TABLE 1006.2.1, AN R2 OCCUPANCY THAT IS SPRINKLERED HAS A MAXIMUM COMMON PATH OF TRAVEL DISTANCE OF 125'-0".

LEVEL 1-4 COMMON PATH OF TRAVEL DISTANCE
ROOM A COMMON PATH OF TRAVEL DISTANCE
45' PROVIDED < 125' COMMON PATH OF TRAVEL W/ SPRINKLER

ALL LIVING UNITS HAVE BETWEEN 41'-45' COMMON PATH OF TRAVEL DISTANCE. UNOCCUPIED SPACES HAVE EVEN LESS, THEREFORE MEETING CODE STANDARD.

NUMBER OF ACCESS TO EXITS BASED ON OCCUPANT LOAD

LEVEL 1 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 1 OCCUPANT LOAD 103 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 1
3 EXITS PROVIDED TO EXIT FROM LEVEL 1

LEVEL 2 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 2 OCCUPANT LOAD 103 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 2
3 EXITS PROVIDED TO EXIT FROM LEVEL 2

LEVEL 3 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 3 OCCUPANT LOAD 103 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 3
3 EXITS PROVIDED TO EXIT FROM LEVEL 3

LEVEL 4 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 4 OCCUPANT LOAD 103 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 4
3 EXITS PROVIDED TO EXIT FROM LEVEL 4

CONSTRUCTION TYPE

CHAPTER 6 – CONSTRUCTION TYPE

TABLE 601 FIRE RESISTANCE RATING
- PRIMARY STRUCTURAL FRAME: 1HR
- BEARING WALLS
  1. INTERIOR 1HR
  2. EXTERIOR 1HR
- NONBEARING WALLS & PARITIONS: 0HRS
- FLOOR CONSTRUCTION 1HR
- ROOF CONSTRUCTION 1HR
- RATING AT CORRIDOR & STAIRS 1HR
- RATING BETWEEN RESIDENCES 1HR

NOTE: PER CH. 6 AND 7, THESE NUMBERS WILL FOLLOW THE RATINGS STATED ABOVE IN THE BUILDING DATA SECTION, WHICH IS MORE STRINGENT FOR AN NFPA 13 BUILDING, 4 STORIES.

BETWEEN DWELLING UNITS: 2-HOUR
STAIRWELL: 2-HOUR
SHAFTS IN UNITS(CBC 713.4): 2-HOUR
FLOORS: 1-HOUR
CORRIDORS: 1-HOUR
ROOF: 1-HOUR

EXIT ACCESS TRAVEL DISTANCE

PER IBC 202, EXIT ACCESS DEFINED AS THAT PORTION OF A MEANS OF EGRESS SYSTEM THAT LEADS FROM ANY OCCUPIED PORTION OF A BULDING OR STRUCTURE TO AN EXIT.

PER IBC TABLE 1017.2, AN R2 OCCUPANCY THAT IS SPRINKLERED HAS AN EXIT ACCESS TRAVEL DISTANCE OF 250 FT. SINCE THE STAIRS ARE PART OF THE EXIT, THE EXIT ACCESS TRAVEL DISTANCE BELOW IS CALCULATED FROM THE MOST REMOTE POINT OF AN OCCUPIED ROOM TO AN EXIT DOOR, WHICH MARKS THE BEGINNING OF THE EXIT PORTION OF THE MEANS OF EGRESS SYSTEM.

SECTION 1017.1 EXIT ACCESS TRAVEL DISTANCE
250'-0" FOR R-2 OCCUPANCY W/ SPRINKLER
250'-0" FOR A-2 OCCUPANCY W/ SPRINKLER

LEVEL 1 EXIT ACCESS TRAVEL DISTANCE

UNIT 404 TO STAIRWAY 1
70' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 404 TO STAIRWAY 2
62' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 1
134' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 2
60'- 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 2
106' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 3
105' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

LEVEL 2 EXIT ACCESS TRAVEL DISTANCE

UNIT 404 TO STAIRWAY 1
122' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 404 TO STAIRWAY 2
115' - 9" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 1
175' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 2
62' - 9"' PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 2
166' - 9" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 3
166' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

LEVEL 3 EXIT ACCESS TRAVEL DISTANCE

UNIT 404 TO STAIRWAY 1
168' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 404 TO STAIRWAY 2
143' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 1
221' - 0" PROVIDED > 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 2
90' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 2
194' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 3
215' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

LEVEL 4 EXIT ACCESS TRAVEL DISTANCE

UNIT 404 TO STAIRWAY 1
209' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 404 TO STAIRWAY 2
171' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 1
247' - 0" PROVIDED > 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 2
118' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 2
222' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 3
249'-0" PROVIDED > 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

ALLOWABLE AREA

ALLOWABLE AREA & FRONTAGE INCREASE DATA:

CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION
R-2 – APARTMENT HOUSES
A-2 – LOUNGE AREAS
S-2 - STORAGE AREAS

CHAPTER 5 BUILDING HEIGHTS & AREAS
BUILDING HEIGHT 504.3
R2 – SM, TYPE VA, 60' MAX ALLOWABLE HEIGHT

NUMBER OF STORIES 504.4
R2 – S 4 STORIES

BUILDING AREA 506.2
R2-SM = 36,000 SQFT
NS = 12,000 SQFT

SECTION 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
R2 TYPE VA OCCUPANCY
SM WITHOUT HEIGHT INCREASE

Aa= [At + (NS X If)]
Aa= [36,000 SQFT + (12,000 x If)]

SECTION 506.3.2 MINIMUM FRONTAGE DISTANCE
W=(L1 X W1 + L2 X W2 + L3 X W3…)/F

L1=WEST SIDE 218', L2 = SOUTH SIDE 212', L3= EAST SIDE 218', L4 = NORTH SIDE 212'

W=(218'X 18.8') + (212'X 30') + (218'X 23.3') + (212'X 30') =(4,098.4 + 6,360 + 5,079.4 + 6,360)/(212' + 218' + 212') = 21,897.8/ 642 = 34
W=34

SECTION 5.6.3.3 AMOUNT OF INCREASE
If=[F/P – 0.25]W/30
If=[642/860 – 0.25] 34/30 = 0.5 X 1.1 = 0.56
If=0.56

SECTION 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
R-2 OCCUPANCY
Aa= [At + (NS X If)]
Aa= [36,000 SQFT + (12,000 x 0.56)]
Aa= 42,800 SQFT SQFT PER FLOOR

SECTION 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
S-2 OCCUPANCY
Aa= [At + (NS X If)]
Aa= [27,000 SQFT + (9,000 SQFT x 0.56)]
Aa= 32,040 SQFT PER FLOOR

SECTION 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
A-2 OCCUPANCY
Aa= [At + (NS X If)]
Aa= [34,500 SQFT + (11,500 SQFT x 0.56)]
Aa= 40,940 SQFT PER FLOOR

LEVEL 1-4 ALLOWABLE AREA RATIOS

LEVEL 1: R-2 = (6,373 + 3,849 + 4,263 + 5,382 + 450+834+371+447)/42,800 SQFT=0.5
LEVEL 1: S-2 = 834/32,040 SQFT = 0.03
0.5 + 0.03 = 0.53 < 1 THEREFORE NO SEPARATION REQUIRED

LEVEL 2: R-2 = (6,372+5,382+4,272+5,411+450+485+722+447)/42,800 SQFT=0.5
LEVEL 2: A-2 = 905/40,940 SQFT = 0.02
0.5 + 0.02 = 0.52 < 1 THEREFORE NO SEPARATION REQUIRED

LEVEL 3: R-2 = (6,373 + 3,849 + 4,263 + 5,382 + 450+834+371+447)/42,800 SQFT=0.5
LEVEL 3: S-2 = 834/32,040 SQFT = 0.03
0.5 + 0.03 = 0.53 < 1 THEREFORE NO SEPARATION REQUIRED

LEVEL 4: R-2 = (6,372+5,382+4,272+5,411+450+485+722+447)/42,800 SQFT=0.5
LEVEL 4: A-2 = 905/40,940 SQFT = 0.02
0.5 + 0.02 = 0.52 < 1 THEREFORE NO SEPARATION REQUIRED

OCCUPANT LOAD

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
RESIDENTIAL = 200 GROSS SQUARE FEET
ASSEMBLY UNCONCENTRATED CHAIRS FOR LOUNGE = 15 NET SQUARE FEET
STORAGE = 500 GSF

BUILDING OCCUPANT LOAD DATA:
LEVEL 1
R-2 OCCUPANCY GROUP: 6,385 SQFT +3,582 SQFT + 834 SQFT+ 4286 SQFT + 5,412 SQFT = 20,499 SQ. FT. / 200 SQ. FT = 103 OCCUPANTS
S-2 OCCUPANCY GROUP: 508.2.4 ACCESSORY OCCUPANCY APPLIES SINCE TOTAL SQFT OF S-2 PROVIDED IS 4%, WHICH IS LESS THAN 10% THEREFORE COMBINED IN THE R2-OCCUPANCY CALCULATION AS 834 SQFT.
LEVEL 1 TOTAL OCCUPANT LOAD = **103 TOTAL OCCUPANTS**

LEVEL 2
R-2 OCCUPANCY GROUP: 6,385 SQFT +3,582 SQFT + 905 SQFT + 4,286 SQFT + 5,412 SQFT = 20,570 SQFT / 200 SQFT = 103 OCCUPANTS
A-2 OCCUPANCY GROUP: 508.2.4 ACCESSORY OCCUPANCY APPLIES SINCE TOTAL SQFT OF A-2 PROVIDED IS 4%, WHICH IS LESS THAN 10% THEREFORE COMBINED IN THE R2-OCCUPANCY CALCULATION AS 905 SQFT.
LEVEL 2 TOTAL OCCUPANT LOAD = **103 TOTAL OCCUPANTS**

LEVEL 3
R-2 OCCUPANCY GROUP: 6,385 SQFT +3,582 SQFT + 947 SQFT + 4,286 SQFT + 5,412 SQFT = 20,612 SQFT / 200 SQFT = 103 OCCUPANTS
S-2 OCCUPANCY GROUP: 508.2.4 ACCESSORY OCCUPANCY APPLIES SINCE TOTAL SQFT OF S-2 PROVIDED IS 4%, WHICH IS LESS THAN 10% THEREFORE COMBINED IN THE R2-OCCUPANCY CALCULATION AS 947 SQFT.
LEVEL 3 TOTAL OCCUPANT LOAD = **103 TOTAL OCCUPANTS**

LEVEL 4
R-2 OCCUPANCY GROUP: 6,385 SQFT +3,582 SQFT + 905 SQFT + 4,286 SQFT + 5,412 SQFT = 20,570 SQFT / 200 SQFT = 103 OCCUPANTS
A-2 OCCUPANCY GROUP: 508.2.4 ACCESSORY OCCUPANCY APPLIES SINCE TOTAL SQFT OF A-2 PROVIDED IS 4%, WHICH IS LESS THAN 10% THEREFORE COMBINED IN THE R2-OCCUPANCY CALCULATION AS 905 SQFT.
LEVEL 4 TOTAL OCCUPANT LOAD = **103 TOTAL OCCUPANTS**

TOTAL BUILDING OCCUPANT LOAD: 412 OCCUPANTS

BUILDING SEPARATION

SECTION EV3.0325(G)(2)(b)(iii)

FOR TWO STORY BUILDINGS OR MORE
FRONT: 30'
SIDE: 15'
REAR: 20'

FOR BUILDINGS HAVING OFFSET SURFACES, EACH YARD MAY BE REDUCED UP TO (5) FEET.FOR BUILDINGS PLACED AT AN ANGLE WITH EACH OTHER, EACH YARD STANDARD MAY BE REDUCED UP TO (10) FT, MAIN BUILDINGS SHALL BE NO CLOSER THAN (20) FEET AT THE CLOSES POINT.

SEPARATION DISTANCE REQUIRED S3 REAR & S4 SIDE: 20'+15'=35'
SEPARATION DISTANCE PROVIDED S3 REAR & S4 SIDE: 24' - 5"

SEPARATION DISTANCE REQUIRED S4 FRONT & S5 FRONT:30' + 30'=60'
SEPARATION DISTANCE PROVIDED S4 FRONT & S5 FRONT: 71'

SEPARATION DISTANCE REQUIRED S3 SIDE & S5 FRONT: 30'+30'=60'
SEPARATION DISTANCE PROVIDED S3 SIDE & S5 FRONT: 80'

PERCENTAGE OF OPENING BASED ON FIRE SEPARATION DISTANCE CBC TABLE 705.8
SEPARATION DISTANCE PROVIDED S3 REAR & S4 SIDE: 24' - 5", PROTECTED, ALLOWABLE AREA UNLIMITED

SEPARATION DISTANCE PROVIDED S4 FRONT & S5 FRONT: 71', PROTECTED, ALLOWABLE AREA UNLIMITED

SEPARATION DISTANCE PROVIDED S3 SIDE & S5 FRONT: 80', PROTECTED, ALLOWABLE AREA UNLIMITED

GENERAL NOTES

1. S-2 & A-2 AREA OCCUPANTS WILL NOT DIFFER FROM R-2 AREA OCCUPANTS.
2. REEMERGENCE WALL TYPE ON SHEET **G-008.5**
3. CORRIDOR WIDTH SHALL BE A MINIMUM OF 60" IN WIDTH PER CBC 11A-1119A.4 & 1138A.1.2 "WIDTH FOR 2 WHEELCHAIRS PASSING"
4. DIMENSION LEGEND:
   - F.O.S. INDICATES FACE OF STUD
   - F.O.F. INDICATES FACE OF FINISH
   - CL P/W INDICATES CENTER OF PARTY WALL
   - F.E.C. INDICATES FIRE EXTINGUISHER CABINET
5. ALL DIMENSION TO F.O.S. UNLESS NOTES OTHERWISE
6. REFER TO ENLARGED UNIT FLOOR PLANS FOR ADDITIONAL INFORMATION, DIMENSIONS, ETC. SHEETS **A-400 TO A-409**.
7. SEE SHEET **G-008.5** FOR FLOOR ASSEMBLY.
8. SEE SHEET **G-501** AND **G-502** FOR ACCESSIBILITY REQUIREMENTS.
9. SEE ENLARGE PLANS FOR CEILINGS HEIGHTS AND FLOOR TRANSITIONS.
10. SEE SHEET **AG-601** FOR DOOR SCHEDULE
11. SEE SHEET **AG-602** FOR WINDOW SCHEDULE
12. SEE SHEET **AG-603** FOR FINISH SCHEDULE
13. SEE INTERIOR DESIGN FOR INTERIOR DETAILS AND FINISHES
14. ALL EXTERIOR EXIT STAIRWAYS TO BE A MIN. OF 2-HR RATED WALL.
15. ALL SHAFTS AND CHASES TO BE A MIN. OF 2-HR RATED WALL. REFERENCE ENLARGED UNIT FLOOR PLAN
16. CORRIDOR WIDTH SHALL BE A MINIMUM OF 60" IN WIDTH PER C.B.C 11A 1119A.4 & 1138A.1.2 "WIDTH FOR TWO WHEELCHAIRS PASSING"

EXIT SIGNAGE SEE G-501
DENOTES START OF EXIT ACCESS TRAVEL DISTANCE PER CBC TABLE 1017.2
DENOTES END OF COMMON PATH OF TRAVEL- TWO EXIT OPTIONS BECOME AVAILABLE PER CBC SECTION 1006
DENOTES EXIT DISCHARGE AT PUBLIC WAY ON FIRST FLOOR
INDICATES TACTILE EXIT SIGN
DENOTES PATH OF TRAVEL PER CBC SECTION 1017
X'-X"/ 250'-0" — TRAVEL DISTANCE TO EXIT DISCHARGE; LENGTH OF MAX. TRAVEL DISTANCE TO EXIT DISCHARGE, C.B.C 1017.2
100 OCC. — OCCUPANCY LOAD

PATH OF TRAVEL LEGEND — SCALE 1/2" = 1'-0"

BUILDING DATA

PROJECT NAME: LUXVIEW APARTMENTS PHASE II
PROPERTY ADDRESS: 1600 ORANGE AVE, REDLANDS CA 92373
APN NUMBER: 0292-48-201, 0292-72-101, 0292-72-102
ZONE: EV2500-MULTI FAMILY RESIDENTIAL
ZONING DISTRICT : REFER TO MUNICIPAL CODE ZONE
LAND USE TYPE: MULTI-FAMILY RESIDENTIAL
TYPE OF CONSTRUCTION : VA
GROSS LOT AREA: 825,026.40 SQ. FT.
DEDICATIONS: -12,049 SQ. FT.
NET LOT AREA: 812,977 SQ. FT.
EXISTING USES: VACANT LOT
EASEMENTS: N/A
FRONT SETBACK: 35 FT
STREET SIDE SETBACK: 35 FT
SIDE YARD SETBACK: 25 FT
REAR YARD SETBACK: 25 FT
DENSITY OF DEVELOPMENT: 2,500 SQ. FT. OF LOT AREA PER DWELLING UNIT
MAXIMUM COVERAGE: 45% OF LOT AREA
BUILDING FOOTPRINT: 52,325 SQ. FT.
ZONING BUILDING HEIGHT : NOT GREATER THAN 4 STORIES
ZONING NO. OF STORIES : NOT GREATER THAN 4 STORIES
ZONING BUILDING HEIGHT : 52' - 0"
CODE BUILDING HEIGHT: 60' - 0"
OCCUPANCY CLASS. : LEVEL 1: R-2, S-2(LESS THAN 10%, ACCESSORY USE)
LEVEL 2: R-2, A-2(LESS THAN 10% ACCESSORY USE)
LEVEL 3: R-2, S-2(LESS THAN 10% ACCESSORY USE)
LEVEL 4: R-2, A-2(LESS THAN 10% ACCESSORY USE)
CORRIDORS: SEE CONSTRUCTION TYPE
BETWEEN DWELLING UNITS: SEE CONSTRUCTION TYPE
AUTOMATIC FIRE SPRINKLER : NFPA-13, 903.3.1.1

GROSS BUILDING AREA S3: 87,876 SQFT
GROSS BUILDING AREA S4: 30,660 SQFT
GROSS BUILDING AREA S5: 75,288 SQFT
TOTAL 209,300 SQFT

GROSS BUILDING AREA

1ST FLOOR	21,969 SQ. FT.
2ND FLOOR	21,969 SQ.FT.
3RD FLOOR	21,969 SQ.FT.
4TH FLOOR	21,969 SQ.FT.
TOTAL	87,876 SQ.FT.

Keynote Legend

Key Value	Keynote Text
14.03	Medical Emergency Service Elevator Per CBC Section 3002.4a
27.05	Two-way communication per CBC 1009.8.Directions for the use of two-way communication system shall be provided in accordance with CBC Section 1009.8.2
32.44	Directional Signage per CBC 1009.10
32.45	Star of Life Signage on both sides of hoistway door frame per CBC 3002.4

MILLER
architecture
interiors
planning

1177 Idaho Street, Suite 200
Redlands, CA 92374
Phone: 909-335-7400
Fax: 909-335-7299
info@miller-aip.com

LICENSED ARCHITECT GARY W. MILLER No. C14635 REN. 9-30-25 STATE OF CALIFORNIA

owner approval

initials	date	phase

revisions/addenda

#	Date	Comment

NOT FOR BID OR CONSTRUCTION

LUXVIEW LUXURY APARTMENTS
1600 ORANGE AVE
REDLANDS, CALIFORNIA 92373

LUXVIEW PROPERTIES
11230 Sorrento Valley Road, Suite 140, San Diego, CA 92121
TheLuxView.com | L@TheLuxView.com

project information

Project Number:	2000038.RA
Drawn By:	Author
Checked By:	GWM
Issue Date:	08/09/23

sheet name
BUILDING S3 LEVEL 1 CODE PLAN

sheet number
GF-101

Sheet Of Sheets

PLANNING SUBMITTAL 4/15/2024

Z:\PROJECTS\2021 Projects\SD Homes Redlands II 2100098.RA\Drawings\Schematic Design\CAD\Building Models\BUILDING S3\BUILDING S3 R19_SH.rvt

© 2017 Miller Architectural Corporation

BUILDING EGRESS SIZING

LEVEL 1 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (103/3 STAIRWAYS PROVIDED) =
6.8" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 6.8" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

54" PROVIDED PER STAIRWAY > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH = 54" x 3 STAIRWAYS=162" TOTAL STAIRWAY WIDTH PROVIDED LEVEL 1

LEVEL 2 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (103/3 STAIRWAYS PROVIDED) =
6.8" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 6.8" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

54" PROVIDED PER STAIRWAY > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH = 54" x 3 STAIRWAYS=162" TOTAL STAIRWAY WIDTH PROVIDED LEVEL 2

LEVEL 3 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (103/3 STAIRWAYS PROVIDED) =
6.8" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 6.8" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

54" PROVIDED PER STAIRWAY > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH = 54" x 3 STAIRWAYS=162" TOTAL STAIRWAY WIDTH PROVIDED LEVEL 3

LEVEL 4 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (103/3 STAIRWAYS PROVIDED) =
6.8" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 6.8" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

54" PROVIDED PER STAIRWAY > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH = 54" x 3 STAIRWAYS=162" TOTAL STAIRWAY WIDTH PROVIDED LEVEL 4

LEVEL 1 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (103/3 EXIT ACCESS DOORS PROVIDED) =
5.1" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 5.1" THEREFORE

36" PROVIDED > 32" REQUIRED PER EXIT ACCESS DOOR
TOTAL EXIT ACCESS DOOR WIDTH PROVIDED = 36" X 2 EXIT ACCESS DOORS=72" > CODE REQUIRED 32" X 2 EXIT ACCESS DOORS= 64"

LEVEL 2 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (103/3 EXIT ACCESS DOORS PROVIDED) =
5.1" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 5.1" THEREFORE

36" PROVIDED > 32" REQUIRED PER EXIT ACCESS DOOR
TOTAL EXIT ACCESS DOOR WIDTH PROVIDED = 36" X 2 EXIT ACCESS DOORS=72" > CODE REQUIRED 32" X 2 EXIT ACCESS DOORS= 64"

LEVEL 3 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (103/3 EXIT ACCESS DOORS PROVIDED) =
5.1" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 5.1" THEREFORE

36" PROVIDED > 32" REQUIRED PER EXIT ACCESS DOOR
TOTAL EXIT ACCESS DOOR WIDTH PROVIDED = 36" X 2 EXIT ACCESS DOORS=72" > CODE REQUIRED 32" X 2 EXIT ACCESS DOORS= 64"

LEVEL 4 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (103/3 EXIT ACCESS DOORS PROVIDED) =
5.1" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 5.1" THEREFORE

36" PROVIDED > 32" REQUIRED PER EXIT ACCESS DOOR
TOTAL EXIT ACCESS DOOR WIDTH PROVIDED = 36" X 2 EXIT ACCESS DOORS=72" > CODE REQUIRED 32" X 2 EXIT ACCESS DOORS= 64"

LEVEL 1 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 103=
15.45" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 70" PROVIDED CORRIDOR WIDTH LEVEL 1

LEVEL 2 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 103=
15.45" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 70" PROVIDED CORRIDOR WIDTH LEVEL 2

LEVEL 3 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 103=
15.45" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 70" PROVIDED CORRIDOR WIDTH LEVEL 3

LEVEL 4 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 103=
15.45" MIN. CORRIDOR WIDTH

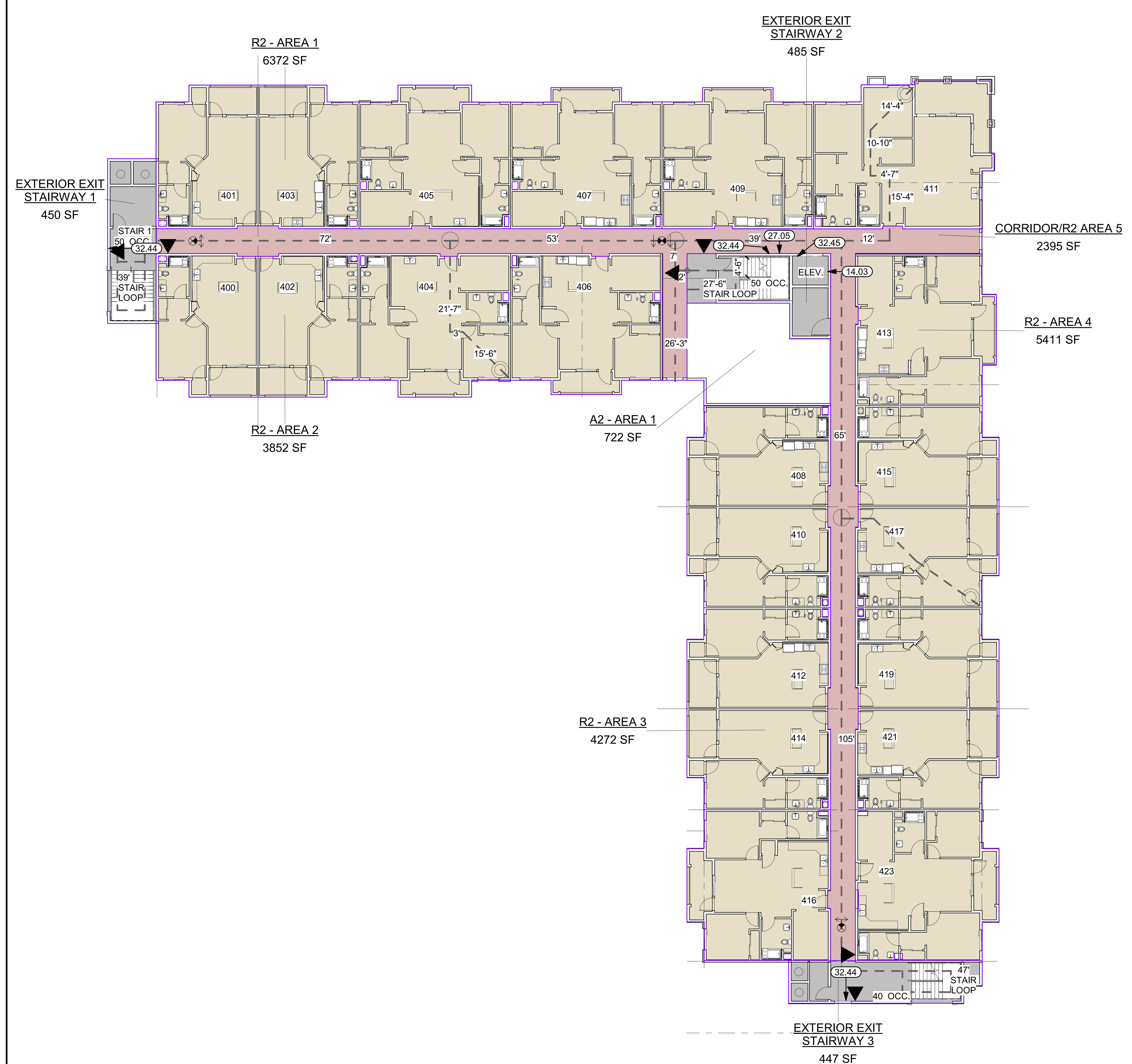
SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 70" PROVIDED CORRIDOR WIDTH LEVEL 4

EXIT SEPARATION DISTANCE

MINIMUM EXIT SEPARATION REQUIRED PER SECTION 1007.1.1, EXCEPTION 1 EXIT SEPARATION SHALL BE MEASURED ALONG SHORTEST DIRECT LINE OF TRAVEL WITHIN THE CORRIDOR:

BETWEEN EXIT 1 & 2
SHORTEST DIRECT LINE OF TRAVEL DISTANCE: 343' - 0"
1/3 OF TRAVEL SHORTEST DISTANCE: 114'-6" MIN. REQUIRED
SEPARATION DISTANCE PROVIDED: 143' - 0"

BETWEEN EXIT 2 & 3
MAXIMUM DIAGONAL DISTANCE: 343' - 0"
1/3 OF TRAVEL SHORTEST DISTANCE: 114'-6" MIN. REQUIRED
SEPARATION DISTANCE PROVIDED: 209' - 0"



SECOND FLOOR | SCALE 1/16" = 1'-0" | 1

COMMON PATH OF TRAVEL DISTANCE

LEVEL 1-4 COMMON PATH OF TRAVEL DISTANCE
SECTION 1006.2.1 COMMON PATH OF EGRESS TRAVEL DISTANCE
R2 = 125'-0" MAXIMUM
S-2 = 100' - 0" MAXIMUM
A-2 = 75' - 0" MAXIMUM

PER IBC 202, COMMON PATH OF EGRESS TRAVEL DISTANCE IS THAT PORTION OF EXIT ACCESS TRAVEL DISTANCE MEASURE FROM THE MOST REMOTE POINT OF EACH ROOM, AREA OR SPACE TO THAT POINT WHERE THE OCCUPANTS HAVE SEPARATE AND DISTINCT ACCESS TO TWO EXITS OR EXIT ACCESS DOORWAYS.

PER IBC TABLE 1006.2.1, AN R2 OCCUPANCY THAT IS SPRINKLERED HAS A MAXIMUM COMMON PATH OF TRAVEL DISTANCE OF 125'-0".

LEVEL 1-4 COMMON PATH OF TRAVEL DISTANCE
ROOM A COMMON PATH OF TRAVEL DISTANCE
45' PROVIDED < 125' COMMON PATH OF TRAVEL W/ SPRINKLER

ALL LIVING UNITS HAVE BETWEEN 41'-45' COMMON PATH OF TRAVEL DISTANCE. UNOCCUPIED SPACES HAVE EVEN LESS, THEREFORE MEETING CODE STANDARD.

NUMBER OF ACCESS TO EXITS BASED ON OCCUPANT LOAD

LEVEL 1 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 1 OCCUPANT LOAD 103 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 1
3 EXITS PROVIDED TO EXIT FROM LEVEL 1

LEVEL 2 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 2 OCCUPANT LOAD 103 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 2
3 EXITS PROVIDED TO EXIT FROM LEVEL 2

LEVEL 3 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 3 OCCUPANT LOAD 103 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 3
3 EXITS PROVIDED TO EXIT FROM LEVEL 3

LEVEL 4 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 4 OCCUPANT LOAD 103 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 4
3 EXITS PROVIDED TO EXIT FROM LEVEL 4

CONSTRUCTION TYPE

CHAPTER 6 – CONSTRUCTION TYPE

TABLE 601 FIRE RESISTANCE RATING
- PRIMARY STRUCTURAL FRAME: 1HR
- BEARING WALLS
  1. INTERIOR 1HR
  2. EXTERIOR 1HR
- NONBEARING WALLS & PARITIONS: 0HRS
- FLOOR CONSTRUCTION 1HR
- ROOF CONSTRUCTION 1HR
- RATING AT CORRIDOR & STAIRS 1HR
- RATING BETWEEN RESIDENCES 1HR

NOTE: PER CH. 6 AND 7, THESE NUMBERS WILL FOLLOW THE RATINGS STATED ABOVE IN THE BUILDING DATA SECTION, WHICH IS MORE STRINGENT FOR AN NFPA 13 BUILDING, 4 STORIES.

BETWEEN DWELLING UNITS: 2-HOUR
STAIRWELL: 2-HOUR
SHAFTS IN UNITS(CBC 713.4): 2-HOUR
FLOORS: 1-HOUR
CORRIDORS: 1-HOUR
ROOF: 1-HOUR

EXIT ACCESS TRAVEL DISTANCE

PER IBC 202, EXIT ACCESS DEFINED AS THAT PORTION OF A MEANS OF EGRESS SYSTEM THAT LEADS FROM ANY OCCUPIED PORTION OF A BULDING OR STRUCTURE TO AN EXIT.

PER IBC TABLE 1017.2, AN R2 OCCUPANCY THAT IS SPRINKLERED HAS AN EXIT ACCESS TRAVEL DISTANCE OF 250 FT. SINCE THE STAIRS ARE PART OF THE EXIT, THE EXIT ACCESS TRAVEL DISTANCE BELOW IS CALCULATED FROM THE MOST REMOTE POINT OF AN OCCUPIED ROOM TO AN EXIT DOOR, WHICH MARKS THE BEGINNING OF THE EXIT PORTION OF THE MEANS OF EGRESS SYSTEM.

SECTION 1017.1 EXIT ACCESS TRAVEL DISTANCE
250'-0" FOR R-2 OCCUPANCY W/ SPRINKLER
250'-0" FOR A-2 OCCUPANCY W/ SPRINKLER

LEVEL 1 EXIT ACCESS TRAVEL DISTANCE

UNIT 404 TO STAIRWAY 1
70' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 404 TO STAIRWAY 2
62' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 1
134' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 2
60'- 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 2
106' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 3
105' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

LEVEL 2 EXIT ACCESS TRAVEL DISTANCE

UNIT 404 TO STAIRWAY 1
122' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 404 TO STAIRWAY 2
115' - 9" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 1
175' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 2
62' - 9"' PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 2
166' - 9" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 3
166' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

LEVEL 3 EXIT ACCESS TRAVEL DISTANCE

UNIT 404 TO STAIRWAY 1
168' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 404 TO STAIRWAY 2
143' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 1
221' - 0" PROVIDED > 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 2
90' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 2
194' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 3
215' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

LEVEL 4 EXIT ACCESS TRAVEL DISTANCE

UNIT 404 TO STAIRWAY 1
209' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 404 TO STAIRWAY 2
171' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 1
247' - 0" PROVIDED > 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 2
118' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 2
222' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 3
249'-0" PROVIDED > 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

ALLOWABLE AREA

ALLOWABLE AREA & FRONTAGE INCREASE DATA:

CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION
R-2 – APARTMENT HOUSES
A-2 – LOUNGE AREAS
S-2 - STORAGE AREAS

CHAPTER 5 BUILDING HEIGHTS & AREAS
BUILDING HEIGHT 504.3
R2 – SM, TYPE VA, 60' MAX ALLOWABLE HEIGHT

NUMBER OF STORIES 504.4
R2 – S 4 STORIES

BUILDING AREA 506.2
R2-SM = 36,000 SQFT
NS = 12,000 SQFT

SECTION 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
R2 TYPE VA OCCUPANCY
SM WITHOUT HEIGHT INCREASE

Aa= [At + (NS X If)]
Aa= [36,000 SQFT + (12,000 x If)]

SECTION 506.3.2 MINIMUM FRONTAGE DISTANCE
W=(L1 X W1 + L2 X W2 + L3 X W3…)/F

L1=WEST SIDE 218', L2 = SOUTH SIDE 212', L3= EAST SIDE 218', L4 = NORTH SIDE 212'

W=(218'X 18.8') + (212'X 30') + (218'X 23.3') + (212'X 30') =(4,098.4 + 6,360 + 5,079.4 + 6,360)/(212' + 218' + 212') = 21,897.8/ 642 = 34
W=34

SECTION 5.6.3.3 AMOUNT OF INCREASE
If=[F/P – 0.25]W/30
If=[642/860 – 0.25] 34/30 = 0.5 X 1.1 = 0.56
If=0.56

SECTION 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
R-2 OCCUPANCY
Aa= [At + (NS X If)]
Aa= [36,000 SQFT + (12,000 x 0.56)]
Aa= 42,800 SQFT SQFT PER FLOOR

SECTION 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
S-2 OCCUPANCY
Aa= [At + (NS X If)]
Aa= [27,000 SQFT + (9,000 SQFT x 0.56)]
Aa= 32,040 SQFT PER FLOOR

SECTION 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
A-2 OCCUPANCY
Aa= [At + (NS X If)]
Aa= [34,500 SQFT + (11,500 SQFT x 0.56)]
Aa= 40,940 SQFT PER FLOOR

LEVEL 1-4 ALLOWABLE AREA RATIOS

LEVEL 1: R-2 = (6,373 + 3,849 + 4,263 + 5,382 + 450+834+371+447)/42,800 SQFT=0.5
LEVEL 1: S-2 = 834/32,040 SQFT = 0.03
0.5 + 0.03 = 0.53 < 1 THEREFORE NO SEPARATION REQUIRED

LEVEL 2: R-2 = (6,372+5,382+4,272+5,411+450+485+722+447)/42,800 SQFT=0.5
LEVEL 2: A-2 = 905/40,940 SQFT = 0.02
0.5 + 0.02 = 0.52 < 1 THEREFORE NO SEPARATION REQUIRED

LEVEL 3: R-2 = (6,373 + 3,849 + 4,263 + 5,382 + 450+834+371+447)/42,800 SQFT=0.5
LEVEL 3: S-2 = 834/32,040 SQFT = 0.03
0.5 + 0.03 = 0.53 < 1 THEREFORE NO SEPARATION REQUIRED

LEVEL 4: R-2 = (6,372+5,382+4,272+5,411+450+485+722+447)/42,800 SQFT=0.5
LEVEL 4: A-2 = 905/40,940 SQFT = 0.02
0.5 + 0.02 = 0.52 < 1 THEREFORE NO SEPARATION REQUIRED

OCCUPANT LOAD

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
RESIDENTIAL = 200 GROSS SQUARE FEET
ASSEMBLY UNCONCENTRATED CHAIRS FOR LOUNGE = 15 NET SQUARE FEET
STORAGE = 500 GSF

BUILDING OCCUPANT LOAD DATA:
LEVEL 1
R-2 OCCUPANCY GROUP: 6,385 SQFT +3,582 SQFT + 834 SQFT+ 4286 SQFT + 5,412 SQFT = 20,499 SQ. FT. / 200 SQ. FT = 103 OCCUPANTS
S-2 OCCUPANCY GROUP: 508.2.4 ACCESSORY OCCUPANCY APPLIES SINCE TOTAL SQFT OF S-2 PROVIDED IS 4%, WHICH IS LESS THAN 10% THEREFORE COMBINED IN THE R2-OCCUPANCY CALCULATION AS 834 SQFT.
LEVEL 1 TOTAL OCCUPANT LOAD = **103 TOTAL OCCUPANTS**

LEVEL 2
R-2 OCCUPANCY GROUP: 6,385 SQFT +3,582 SQFT + 905 SQFT + 4,286 SQFT + 5,412 SQFT = 20,570 SQFT / 200 SQFT = 103 OCCUPANTS
A-2 OCCUPANCY GROUP: 508.2.4 ACCESSORY OCCUPANCY APPLIES SINCE TOTAL SQFT OF A-2 PROVIDED IS 4%, WHICH IS LESS THAN 10% THEREFORE COMBINED IN THE R2-OCCUPANCY CALCULATION AS 905 SQFT.
LEVEL 2 TOTAL OCCUPANT LOAD = **103 TOTAL OCCUPANTS**

LEVEL 3
R-2 OCCUPANCY GROUP: 6,385 SQFT +3,582 SQFT + 947 SQFT + 4,286 SQFT + 5,412 SQFT = 20,612 SQFT / 200 SQFT = 103 OCCUPANTS
S-2 OCCUPANCY GROUP: 508.2.4 ACCESSORY OCCUPANCY APPLIES SINCE TOTAL SQFT OF S-2 PROVIDED IS 4%, WHICH IS LESS THAN 10% THEREFORE COMBINED IN THE R2-OCCUPANCY CALCULATION AS 947 SQFT.
LEVEL 3 TOTAL OCCUPANT LOAD = **103 TOTAL OCCUPANTS**

LEVEL 4
R-2 OCCUPANCY GROUP: 6,385 SQFT +3,582 SQFT + 905 SQFT + 4,286 SQFT + 5,412 SQFT = 20,570 SQFT / 200 SQFT = 103 OCCUPANTS
A-2 OCCUPANCY GROUP: 508.2.4 ACCESSORY OCCUPANCY APPLIES SINCE TOTAL SQFT OF A-2 PROVIDED IS 4%, WHICH IS LESS THAN 10% THEREFORE COMBINED IN THE R2-OCCUPANCY CALCULATION AS 905 SQFT.
LEVEL 4 TOTAL OCCUPANT LOAD = **103 TOTAL OCCUPANTS**

TOTAL BUILDING OCCUPANT LOAD: 412 OCCUPANTS

BUILDING SEPARATION

SECTION EV3.0325(G)(2)(b)(iii)

FOR TWO STORY BUILDINGS OR MORE
FRONT: 30'
SIDE: 15'
REAR: 20'

FOR BUILDINGS HAVING OFFSET SURFACES, EACH YARD MAY BE REDUCED UP TO (5) FEET.FOR BUILDINGS PLACED AT AN ANGLE WITH EACH OTHER, EACH YARD STANDARD MAY BE REDUCED UP TO (10) FT, MAIN BUILDINGS SHALL BE NO CLOSER THAN (20) FEET AT THE CLOSES POINT.

SEPARATION DISTANCE REQUIRED S3 REAR & S4 SIDE: 20'+15'=35'
SEPARATION DISTANCE PROVIDED S3 REAR & S4 SIDE: 24' - 5"

SEPARATION DISTANCE REQUIRED S4 FRONT & S5 FRONT:30' + 30'=60'
SEPARATION DISTANCE PROVIDED S4 FRONT & S5 FRONT: 71'

SEPARATION DISTANCE REQUIRED S3 SIDE & S5 FRONT: 30'+30'=60'
SEPARATION DISTANCE PROVIDED S3 SIDE & S5 FRONT: 80'

PERCENTAGE OF OPENING BASED ON FIRE SEPARATION DISTANCE CBC TABLE 705.8
SEPARATION DISTANCE PROVIDED S3 REAR & S4 SIDE: 24' - 5", PROTECTED, ALLOWABLE AREA UNLIMITED

SEPARATION DISTANCE PROVIDED S4 FRONT & S5 FRONT: 71', PROTECTED, ALLOWABLE AREA UNLIMITED

SEPARATION DISTANCE PROVIDED S3 SIDE & S5 FRONT: 80', PROTECTED, ALLOWABLE AREA UNLIMITED

GENERAL NOTES

1. S-2 & A-2 AREA OCCUPANTS WILL NOT DIFFER FROM R-2 AREA OCCUPANTS.
2. REEMERGENCE WALL TYPE ON SHEET **G-008.5**
3. CORRIDOR WIDTH SHALL BE A MINIMUM OF 60" IN WIDTH PER CBC 11A-1119A.4 & 1138A.1.2 "WIDTH FOR 2 WHEELCHAIRS PASSING"
4. DIMENSION LEGEND:
   - F.O.S. INDICATES FACE OF STUD
   - F.O.F. INDICATES FACE OF FINISH
   - CL P/W INDICATES CENTER OF PARTY WALL
   - F.E.C. INDICATES FIRE EXTINGUISHER CABINET
5. ALL DIMENSION TO F.O.S. UNLESS NOTES OTHERWISE
6. REFER TO ENLARGED UNIT FLOOR PLANS FOR ADDITIONAL INFORMATION, DIMENSIONS, ETC. SHEETS **A-400 TO A-409**.
7. SEE SHEET **G-008.5** FOR FLOOR ASSEMBLY.
8. SEE SHEET **G-501** AND **G-502** FOR ACCESSIBILITY REQUIREMENTS.
9. SEE ENLARGE PLANS FOR CEILINGS HEIGHTS AND FLOOR TRANSITIONS.
10. SEE SHEET **AG-601** FOR DOOR SCHEDULE
11. SEE SHEET **AG-602** FOR WINDOW SCHEDULE
12. SEE SHEET **AG-603** FOR FINISH SCHEDULE
13. SEE INTERIOR DESIGN FOR INTERIOR DETAILS AND FINISHES
14. ALL EXTERIOR EXIT STAIRWAYS TO BE A MIN. OF 2-HR RATED WALL.
15. ALL SHAFTS AND CHASES TO BE A MIN. OF 2-HR RATED WALL. REFERENCE ENLARGED UNIT FLOOR PLAN
16. CORRIDOR WIDTH SHALL BE A MINIMUM OF 60" IN WIDTH PER C.B.C 11A 1119A.4 & 1138A.1.2 "WIDTH FOR TWO WHEELCHAIRS PASSING"

EXIT SIGNAGE SEE G-501

DENOTES START OF EXIT ACCESS TRAVEL DISTANCE PER CBC TABLE 1017.2

DENOTES END OF COMMON PATH OF TRAVEL- TWO EXIT OPTIONS BECOME AVAILABLE PER CBC SECTION 1006

DENOTES EXIT DISCHARGE AT PUBLIC WAY ON FIRST FLOOR

INDICATES TACTILE EXIT SIGN

DENOTES PATH OF TRAVEL PER CBC SECTION 1017

X'-X"/ 250'-0" — TRAVEL DISTANCE TO EXIT DISCHARGE; LENGTH OF MAX. TRAVEL DISTANCE TO EXIT DISCHARGE, C.B.C 1017.2

100 OCC. — OCCUPANCY LOAD

PATH OF TRAVEL LEGEND | SCALE 1/2" = 1'-0"

BUILDING DATA

PROJECT NAME:	LUXVIEW APARTMENTS PHASE II
PROPERTY ADDRESS:	1600 ORANGE AVE, REDLANDS CA 92373
APN NUMBER:	0292-48-201, 0292-72-101, 0292-72-102
ZONE:	EV2500-MULTI FAMILY RESIDENTIAL
ZONING DISTRICT :	REFER TO MUNICIPAL CODE ZONE
LAND USE TYPE:	MULTI-FAMILY RESIDENTIAL
TYPE OF CONSTRUCTION :	VA
GROSS LOT AREA:	825,026.40 SQ. FT.
DEDICATIONS:	-12,049 SQ. FT.
NET LOT AREA:	812,977 SQ. FT.
EXISTING USES:	VACANT LOT
EASEMENTS:	N/A
FRONT SETBACK:	35 FT
STREET SIDE SETBACK:	35 FT
SIDE YARD SETBACK:	25 FT
REAR YARD SETBACK:	25 FT
DENSITY OF DEVELOPMENT:	2,500 SQ. FT. OF LOT AREA PER DWELLING UNIT
MAXIMUM COVERAGE:	45% OF LOT AREA
BUILDING FOOTPRINT:	52,325 SQ. FT.
ZONING BUILDING HEIGHT :	NOT GREATER THAN 4 STORIES
ZONING NO. OF STORIES :	NOT GREATER THAN 4 STORIES
ZONING BUILDING HEIGHT :	52' - 0"
CODE BUILDING HEIGHT:	60' - 0"
OCCUPANCY CLASS. :	LEVEL 1: R-2, S-2(LESS THAN 10%, ACCESSORY USE) LEVEL 2: R-2, A-2(LESS THAN 10% ACCESSORY USE) LEVEL 3: R-2, S-2(LESS THAN 10% ACCESSORY USE) LEVEL 4: R-2, A-2(LESS THAN 10% ACCESSORY USE)
CORRIDORS:	SEE CONSTRUCTION TYPE
BETWEEN DWELLING UNITS:	SEE CONSTRUCTION TYPE
AUTOMATIC FIRE SPRINKLER :	NFPA-13, 903.3.1.1
GROSS BUILDING AREA S3:	87,876 SQFT
GROSS BUILDING AREA S4:	30,660 SQFT
GROSS BUILDING AREA S5:	75,288 SQFT
TOTAL	209,300 SQFT

GROSS BUILDING AREA

1ST FLOOR	21,969 SQ. FT.
2ND FLOOR	21,969 SQ.FT.
3RD FLOOR	21,969 SQ.FT.
4TH FLOOR	21,969 SQ.FT.
TOTAL	87,876 SQ.FT.

Keynote Legend

Key Value	Keynote Text
14.03	Medical Emergency Service Elevator Per CBC Section 3002.4a
27.05	Two-way communication per CBC 1009.8.Directions for the use of two-way communication system shall be provided in accordance with CBC Section 1009.8.2
32.44	Directional Signage per CBC 1009.10
32.45	Star of Life Signage on both sides of hoistway door frame per CBC 3002.4

MILLER
architecture
interiors
planning

1177 Idaho Street, Suite 200
Redlands, CA 92374
Phone: 909-335-7400
Fax: 909-335-7299
info@miller-aip.com

LICENSED ARCHITECT
GARY W. MILLER
No. C14635
REN. 9-30-25
STATE OF CALIFORNIA

owner approval

initials	date	phase

revisions/addenda

#	Date	Comment

NOT FOR BID OR CONSTRUCTION

LUXVIEW LUXURY APARTMENTS
1600 ORANGE AVE
REDLANDS, CALIFORNIA 92373

LUXVIEW PROPERTIES
11230 Sorrento Valley Road, Suite 140, San Diego, CA 92121
TheLuxView.com | L@TheLuxView.com

project information

Project Number:	2000038.RA
Drawn By:	Author
Checked By:	GWM
Issue Date:	08/09/23

sheet name

BUILDING S3 LEVEL 2 CODE PLAN

sheet number

GF-102

Sheet Of Sheets

© 2017 Miller Architectural Corporation

BUILDING EGRESS SIZING

LEVEL 1 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (103/3 STAIRWAYS PROVIDED) =
6.8" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 6.8" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

54" PROVIDED PER STAIRWAY > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH = 54" x 3 STAIRWAYS=162" TOTAL STAIRWAY WIDTH PROVIDED LEVEL 1

LEVEL 2 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (103/3 STAIRWAYS PROVIDED) =
6.8" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 6.8" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

54" PROVIDED PER STAIRWAY > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH = 54" x 3 STAIRWAYS=162" TOTAL STAIRWAY WIDTH PROVIDED LEVEL 2

LEVEL 3 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (103/3 STAIRWAYS PROVIDED) =
6.8" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 6.8" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

54" PROVIDED PER STAIRWAY > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH = 54" x 3 STAIRWAYS=162" TOTAL STAIRWAY WIDTH PROVIDED LEVEL 3

LEVEL 4 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (103/3 STAIRWAYS PROVIDED) =
6.8" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 6.8" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

54" PROVIDED PER STAIRWAY > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH = 54" x 3 STAIRWAYS=162" TOTAL STAIRWAY WIDTH PROVIDED LEVEL 4

LEVEL 1 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (103/3 EXIT ACCESS DOORS PROVIDED) =
5.1" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 5.1" THEREFORE

36" PROVIDED > 32" REQUIRED PER EXIT ACCESS DOOR
TOTAL EXIT ACCESS DOOR WIDTH PROVIDED = 36" X 2 EXIT ACCESS DOORS=72" > CODE REQUIRED 32" X 2 EXIT ACCESS DOORS= 64"

LEVEL 2 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (103/3 EXIT ACCESS DOORS PROVIDED) =
5.1" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 5.1" THEREFORE

36" PROVIDED > 32" REQUIRED PER EXIT ACCESS DOOR
TOTAL EXIT ACCESS DOOR WIDTH PROVIDED = 36" X 2 EXIT ACCESS DOORS=72" > CODE REQUIRED 32" X 2 EXIT ACCESS DOORS= 64"

LEVEL 3 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (103/3 EXIT ACCESS DOORS PROVIDED) =
5.1" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 5.1" THEREFORE

36" PROVIDED > 32" REQUIRED PER EXIT ACCESS DOOR
TOTAL EXIT ACCESS DOOR WIDTH PROVIDED = 36" X 2 EXIT ACCESS DOORS=72" > CODE REQUIRED 32" X 2 EXIT ACCESS DOORS= 64"

LEVEL 4 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (103/3 EXIT ACCESS DOORS PROVIDED) =
5.1" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 5.1" THEREFORE

36" PROVIDED > 32" REQUIRED PER EXIT ACCESS DOOR
TOTAL EXIT ACCESS DOOR WIDTH PROVIDED = 36" X 2 EXIT ACCESS DOORS=72" > CODE REQUIRED 32" X 2 EXIT ACCESS DOORS= 64"

LEVEL 1 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 103=
15.45" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 70" PROVIDED CORRIDOR WIDTH LEVEL 1

LEVEL 2 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 103=
15.45" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 70" PROVIDED CORRIDOR WIDTH LEVEL 2

LEVEL 3 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 103=
15.45" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 70" PROVIDED CORRIDOR WIDTH LEVEL 3

LEVEL 4 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 103=
15.45" MIN. CORRIDOR WIDTH

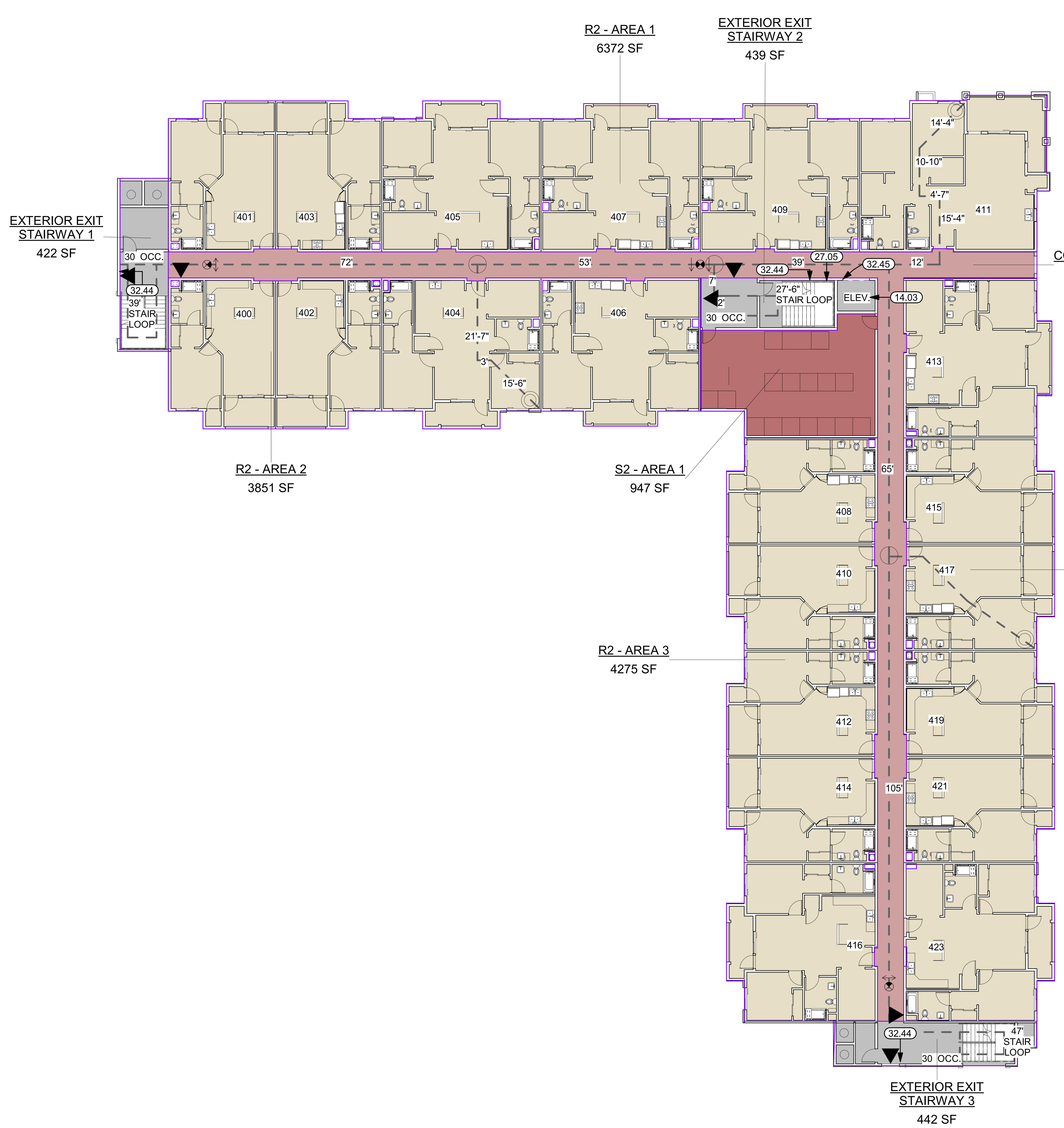
SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 70" PROVIDED CORRIDOR WIDTH LEVEL 4

EXIT SEPARATION DISTANCE

MINIMUM EXIT SEPARATION REQUIRED PER SECTION 1007.1.1, EXCEPTION 1 EXIT SEPARATION SHALL BE MEASURED ALONG SHORTEST DIRECT LINE OF TRAVEL WITHIN THE CORRIDOR:

BETWEEN EXIT 1 & 2
SHORTEST DIRECT LINE OF TRAVEL DISTANCE: 343' - 0"
1/3 OF TRAVEL SHORTEST DISTANCE: 114'-6" MIN. REQUIRED
SEPARATION DISTANCE PROVIDED: 143' - 0"

BETWEEN EXIT 2 & 3
MAXIMUM DIAGONAL DISTANCE: 343' - 0"
1/3 OF TRAVEL SHORTEST DISTANCE: 114'-6" MIN. REQUIRED
SEPARATION DISTANCE PROVIDED: 209' - 0"



THIRD FLOOR

SCALE 1/16" = 1'-0"

1

COMMON PATH OF TRAVEL DISTANCE

LEVEL 1-4 COMMON PATH OF TRAVEL DISTANCE
SECTION 1006.2.1 COMMON PATH OF EGRESS TRAVEL DISTANCE
R2 = 125'-0" MAXIMUM
S-2 = 100' - 0" MAXIMUM
A-2 = 75' - 0" MAXIMUM

PER IBC 202, COMMON PATH OF EGRESS TRAVEL DISTANCE IS THAT PORTION OF EXIT ACCESS TRAVEL DISTANCE MEASURE FROM THE MOST REMOTE POINT OF EACH ROOM, AREA OR SPACE TO THAT POINT WHERE THE OCCUPANTS HAVE SEPARATE AND DISTINCT ACCESS TO TWO EXITS OR EXIT ACCESS DOORWAYS.

PER IBC TABLE 1006.2.1, AN R2 OCCUPANCY THAT IS SPRINKLERED HAS A MAXIMUM COMMON PATH OF TRAVEL DISTANCE OF 125'-0".

LEVEL 1-4 COMMON PATH OF TRAVEL DISTANCE
ROOM A COMMON PATH OF TRAVEL DISTANCE
45' PROVIDED < 125' COMMON PATH OF TRAVEL W/ SPRINKLER

ALL LIVING UNITS HAVE BETWEEN 41'-45' COMMON PATH OF TRAVEL DISTANCE. UNOCCUPIED SPACES HAVE EVEN LESS, THEREFORE MEETING CODE STANDARD.

NUMBER OF ACCESS TO EXITS BASED ON OCCUPANT LOAD

LEVEL 1 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 1 OCCUPANT LOAD 103 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 1
3 EXITS PROVIDED TO EXIT FROM LEVEL 1

LEVEL 2 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 2 OCCUPANT LOAD 103 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 2
3 EXITS PROVIDED TO EXIT FROM LEVEL 2

LEVEL 3 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 3 OCCUPANT LOAD 103 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 3
3 EXITS PROVIDED TO EXIT FROM LEVEL 3

LEVEL 4 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 4 OCCUPANT LOAD 103 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 4
3 EXITS PROVIDED TO EXIT FROM LEVEL 4

CONSTRUCTION TYPE

CHAPTER 6 – CONSTRUCTION TYPE

TABLE 601 FIRE RESISTANCE RATING
- PRIMARY STRUCTURAL FRAME: 1HR
- BEARING WALLS
  1. INTERIOR 1HR
  2. EXTERIOR 1HR
- NONBEARING WALLS & PARITIONS: 0HRS
- FLOOR CONSTRUCTION 1HR
- ROOF CONSTRUCTION 1HR
- RATING AT CORRIDOR & STAIRS 1HR
- RATING BETWEEN RESIDENCES 1HR

NOTE: PER CH. 6 AND 7, THESE NUMBERS WILL FOLLOW THE RATINGS STATED ABOVE IN THE BUILDING DATA SECTION, WHICH IS MORE STRINGENT FOR AN NFPA 13 BUILDING, 4 STORIES.

BETWEEN DWELLING UNITS: 2-HOUR
STAIRWELL: 2-HOUR
SHAFTS IN UNITS(CBC 713.4): 2-HOUR
FLOORS: 1-HOUR
CORRIDORS: 1-HOUR
ROOF: 1-HOUR

EXIT ACCESS TRAVEL DISTANCE

PER IBC 202, EXIT ACCESS DEFINED AS THAT PORTION OF A MEANS OF EGRESS SYSTEM THAT LEADS FROM ANY OCCUPIED PORTION OF A BULDING OR STRUCTURE TO AN EXIT.

PER IBC TABLE 1017.2, AN R2 OCCUPANCY THAT IS SPRINKLERED HAS AN EXIT ACCESS TRAVEL DISTANCE OF 250 FT. SINCE THE STAIRS ARE PART OF THE EXIT, THE EXIT ACCESS TRAVEL DISTANCE BELOW IS CALCULATED FROM THE MOST REMOTE POINT OF AN OCCUPIED ROOM TO AN EXIT DOOR, WHICH MARKS THE BEGINNING OF THE EXIT PORTION OF THE MEANS OF EGRESS SYSTEM.

SECTION 1017.1 EXIT ACCESS TRAVEL DISTANCE
250'-0" FOR R-2 OCCUPANCY W/ SPRINKLER
250'-0" FOR A-2 OCCUPANCY W/ SPRINKLER

LEVEL 1 EXIT ACCESS TRAVEL DISTANCE

UNIT 404 TO STAIRWAY 1
70' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 404 TO STAIRWAY 2
62' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 1
134' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 2
60'- 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 2
106' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 3
105' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

LEVEL 2 EXIT ACCESS TRAVEL DISTANCE

UNIT 404 TO STAIRWAY 1
122' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 404 TO STAIRWAY 2
115' - 9" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 1
175' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 2
62' - 9"' PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 2
166' - 9" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 3
166' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

LEVEL 3 EXIT ACCESS TRAVEL DISTANCE

UNIT 404 TO STAIRWAY 1
168' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 404 TO STAIRWAY 2
143' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 1
221' - 0" PROVIDED > 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 2
90' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 2
194' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 3
215' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

LEVEL 4 EXIT ACCESS TRAVEL DISTANCE

UNIT 404 TO STAIRWAY 1
209' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 404 TO STAIRWAY 2
171' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 1
247' - 0" PROVIDED > 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 2
118' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 2
222' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 3
240' 0" PROVIDED > 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

ALLOWABLE AREA

ALLOWABLE AREA & FRONTAGE INCREASE DATA:

CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION
R-2 – APARTMENT HOUSES
A-2 – LOUNGE AREAS
S-2 - STORAGE AREAS

CHAPTER 5 BUILDING HEIGHTS & AREAS
BUILDING HEIGHT 504.3
R2 – SM, TYPE VA, 60' MAX ALLOWABLE HEIGHT

NUMBER OF STORIES 504.4
R2 – S 4 STORIES

BUILDING AREA 506.2
R2-SM = 36,000 SQFT
NS = 12,000 SQFT

SECTION 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
R2 TYPE VA OCCUPANCY
SM WITHOUT HEIGHT INCREASE

Aa= [At + (NS X If)]
Aa= [36,000 SQFT + (12,000 x If)]

SECTION 506.3.2 MINIMUM FRONTAGE DISTANCE
W=(L1 X W1 + L2 X W2 + L3 X W3…)/F

L1=WEST SIDE 218', L2 = SOUTH SIDE 212', L3= EAST SIDE 218', L4 = NORTH SIDE 212'

W=(218'X 18.8') + (212'X 30') + (218'X 23.3') + (212'X 30') =(4,098.4 + 6,360 + 5,079.4 + 6,360)/(212' + 218' + 212') = 21,897.8/ 642 = 34
W=34

SECTION 5.6.3.3 AMOUNT OF INCREASE
If=[F/P – 0.25]W/30
If=[642/860 – 0.25] 34/30 = 0.5 X 1.1 = 0.56
If=0.56

SECTION 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
R-2 OCCUPANCY
Aa= [At + (NS X If)]
Aa= [36,000 SQFT + (12,000 x 0.56)]
Aa= 42,800 SQFT SQFT PER FLOOR

SECTION 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
S-2 OCCUPANCY
Aa= [At + (NS X If)]
Aa= [27,000 SQFT + (9,000 SQFT x 0.56)]
Aa= 32,040 SQFT PER FLOOR

SECTION 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
A-2 OCCUPANCY
Aa= [At + (NS X If)]
Aa= [34,500 SQFT + (11,500 SQFT x 0.56)]
Aa= 40,940 SQFT PER FLOOR

LEVEL 1-4 ALLOWABLE AREA RATIOS

LEVEL 1: R-2 = (6,373 + 3,849 + 4,263 + 5,382 + 450+834+371+447)/42,800 SQFT=0.5
LEVEL 1: S-2 = 834/32,040 SQFT = 0.03
0.5 + 0.03 = 0.53 < 1 THEREFORE NO SEPARATION REQUIRED

LEVEL 2: R-2 = (6,372+5,382+4,272+5,411+450+485+722+447)/42,800 SQFT=0.5
LEVEL 2: A-2 = 905/40,940 SQFT = 0.02
0.5 + 0.02 = 0.52 < 1 THEREFORE NO SEPARATION REQUIRED

LEVEL 3: R-2 = (6,373 + 3,849 + 4,263 + 5,382 + 450+834+371+447)/42,800 SQFT=0.5
LEVEL 3: S-2 = 834/32,040 SQFT = 0.03
0.5 + 0.03 = 0.53 < 1 THEREFORE NO SEPARATION REQUIRED

LEVEL 4: R-2 = (6,372+5,382+4,272+5,411+450+485+722+447)/42,800 SQFT=0.5
LEVEL 4: A-2 = 905/40,940 SQFT = 0.02
0.5 + 0.02 = 0.52 < 1 THEREFORE NO SEPARATION REQUIRED

OCCUPANT LOAD

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
RESIDENTIAL = 200 GROSS SQUARE FEET
ASSEMBLY UNCONCENTRATED CHAIRS FOR LOUNGE = 15 NET SQUARE FEET
STORAGE = 500 GSF

BUILDING OCCUPANT LOAD DATA:
LEVEL 1
R-2 OCCUPANCY GROUP: 6,385 SQFT +3,582 SQFT + 834 SQFT+ 4286 SQFT + 5,412 SQFT = 20,499 SQ. FT. / 200 SQ. FT = 103 OCCUPANTS
S-2 OCCUPANCY GROUP: 508.2.4 ACCESSORY OCCUPANCY APPLIES SINCE TOTAL SQFT OF S-2 PROVIDED IS 4%, WHICH IS LESS THAN 10% THEREFORE COMBINED IN THE R2-OCCUPANCY CALCULATION AS 834 SQFT.
LEVEL 1 TOTAL OCCUPANT LOAD = **103 TOTAL OCCUPANTS**

LEVEL 2
R-2 OCCUPANCY GROUP: 6,385 SQFT +3,582 SQFT + 905 SQFT + 4,286 SQFT + 5,412 SQFT = 20,570 SQFT / 200 SQFT = 103 OCCUPANTS
A-2 OCCUPANCY GROUP: 508.2.4 ACCESSORY OCCUPANCY APPLIES SINCE TOTAL SQFT OF A-2 PROVIDED IS 4%, WHICH IS LESS THAN 10% THEREFORE COMBINED IN THE R2-OCCUPANCY CALCULATION AS 905 SQFT.
LEVEL 2 TOTAL OCCUPANT LOAD = **103 TOTAL OCCUPANTS**

LEVEL 3
R-2 OCCUPANCY GROUP: 6,385 SQFT +3,582 SQFT + 947 SQFT + 4,286 SQFT + 5,412 SQFT = 20,612 SQFT / 200 SQFT = 103 OCCUPANTS
S-2 OCCUPANCY GROUP: 508.2.4 ACCESSORY OCCUPANCY APPLIES SINCE TOTAL SQFT OF S-2 PROVIDED IS 4%, WHICH IS LESS THAN 10% THEREFORE COMBINED IN THE R2-OCCUPANCY CALCULATION AS 947 SQFT.
LEVEL 3 TOTAL OCCUPANT LOAD = **103 TOTAL OCCUPANTS**

LEVEL 4
R-2 OCCUPANCY GROUP: 6,385 SQFT +3,582 SQFT + 905 SQFT + 4,286 SQFT + 5,412 SQFT = 20,570 SQFT / 200 SQFT = 103 OCCUPANTS
A-2 OCCUPANCY GROUP: 508.2.4 ACCESSORY OCCUPANCY APPLIES SINCE TOTAL SQFT OF A-2 PROVIDED IS 4%, WHICH IS LESS THAN 10% THEREFORE COMBINED IN THE R2-OCCUPANCY CALCULATION AS 905 SQFT.
LEVEL 4 TOTAL OCCUPANT LOAD = **103 TOTAL OCCUPANTS**

TOTAL BUILDING OCCUPANT LOAD: 412 OCCUPANTS

BUILDING SEPARATION

SECTION EV3.0325(G)(2)(b)(iii)

FOR TWO STORY BUILDINGS OR MORE
FRONT: 30'
SIDE: 15'
REAR: 20'

FOR BUILDINGS HAVING OFFSET SURFACES, EACH YARD MAY BE REDUCED UP TO (5) FEET.FOR BUILDINGS PLACED AT AN ANGLE WITH EACH OTHER, EACH YARD STANDARD MAY BE REDUCED UP TO (10) FT, MAIN BUILDINGS SHALL BE NO CLOSER THAN (20) FEET AT THE CLOSES POINT.

SEPARATION DISTANCE REQUIRED S3 REAR & S4 SIDE: 20'+15'=35'
SEPARATION DISTANCE PROVIDED S3 REAR & S4 SIDE: 24' - 5"

SEPARATION DISTANCE REQUIRED S4 FRONT & S5 FRONT:30' + 30'=60'
SEPARATION DISTANCE PROVIDED S4 FRONT & S5 FRONT: 71'

SEPARATION DISTANCE REQUIRED S3 SIDE & S5 FRONT: 30'+30'=60'
SEPARATION DISTANCE PROVIDED S3 SIDE & S5 FRONT: 80'

PERCENTAGE OF OPENING BASED ON FIRE SEPARATION DISTANCE CBC TABLE 705.8
SEPARATION DISTANCE PROVIDED S3 REAR & S4 SIDE: 24' - 5", PROTECTED, ALLOWABLE AREA UNLIMITED

SEPARATION DISTANCE PROVIDED S4 FRONT & S5 FRONT: 71', PROTECTED, ALLOWABLE AREA UNLIMITED

SEPARATION DISTANCE PROVIDED S3 SIDE & S5 FRONT: 80', PROTECTED, ALLOWABLE AREA UNLIMITED

GENERAL NOTES

1. S-2 & A-2 AREA OCCUPANTS WILL NOT DIFFER FROM R-2 AREA OCCUPANTS.
2. REEMERGENCE WALL TYPE ON SHEET **G-008.5**
3. CORRIDOR WIDTH SHALL BE A MINIMUM OF 60" IN WIDTH PER CBC 11A-1119A.4 & 1138A.1.2 "WIDTH FOR 2 WHEELCHAIRS PASSING"
4. DIMENSION LEGEND:
   - F.O.S. INDICATES FACE OF STUD
   - F.O.F. INDICATES FACE OF FINISH
   - CL P/W INDICATES CENTER OF PARTY WALL
   - F.E.C. INDICATES FIRE EXTINGUISHER CABINET
5. ALL DIMENSION TO F.O.S. UNLESS NOTES OTHERWISE
6. REFER TO ENLARGED UNIT FLOOR PLANS FOR ADDITIONAL INFORMATION, DIMENSIONS, ETC. SHEETS **A-400 TO A-409**.
7. SEE SHEET **G-008.5** FOR FLOOR ASSEMBLY.
8. SEE SHEET **G-501** AND **G-502** FOR ACCESSIBILITY REQUIREMENTS.
9. SEE ENLARGE PLANS FOR CEILINGS HEIGHTS AND FLOOR TRANSITIONS.
10. SEE SHEET **AG-601** FOR DOOR SCHEDULE
11. SEE SHEET **AG-602** FOR WINDOW SCHEDULE
12. SEE SHEET **AG-603** FOR FINISH SCHEDULE
13. SEE INTERIOR DESIGN FOR INTERIOR DETAILS AND FINISHES
14. ALL EXTERIOR EXIT STAIRWAYS TO BE A MIN. OF 2-HR RATED WALL.
15. ALL SHAFTS AND CHASES TO BE A MIN. OF 2-HR RATED WALL. REFERENCE ENLARGED UNIT FLOOR PLAN
16. CORRIDOR WIDTH SHALL BE A MINIMUM OF 60" IN WIDTH PER C.B.C 11A 1119A.4 & 1138A.1.2 "WIDTH FOR TWO WHEELCHAIRS PASSING"

EXIT SIGNAGE SEE G-501
DENOTES START OF EXIT ACCESS TRAVEL DISTANCE PER CBC TABLE 1017.2
DENOTES END OF COMMON PATH OF TRAVEL- TWO EXIT OPTIONS BECOME AVAILABLE PER CBC SECTION 1006
DENOTES EXIT DISCHARGE AT PUBLIC WAY ON FIRST FLOOR
INDICATES TACTILE EXIT SIGN
DENOTES PATH OF TRAVEL PER CBC SECTION 1017
TRAVEL DISTANCE TO EXIT DISCHARGE
X'-X"/ 250'-0" LENGTH OF MAX. TRAVEL DISTANCE TO EXIT DISCHARGE, C.B.C 1017.2
100 OCC. OCCUPANCY LOAD

PATH OF TRAVEL LEGEND — SCALE 1/2" = 1'-0"

BUILDING DATA

PROJECT NAME: LUXVIEW APARTMENTS PHASE II
PROPERTY ADDRESS: 1600 ORANGE AVE, REDLANDS CA 92373
APN NUMBER: 0292-48-201, 0292-72-101, 0292-72-102
ZONE: EV2500-MULTI FAMILY RESIDENTIAL
ZONING DISTRICT : REFER TO MUNICIPAL CODE ZONE
LAND USE TYPE: MULTI-FAMILY RESIDENTIAL
TYPE OF CONSTRUCTION : VA
GROSS LOT AREA: 825,026.40 SQ. FT.
DEDICATIONS: -12,049 SQ. FT.
NET LOT AREA: 812,977 SQ. FT.
EXISTING USES: VACANT LOT
EASEMENTS: N/A
FRONT SETBACK: 35 FT
STREET SIDE SETBACK: 35 FT
SIDE YARD SETBACK: 25 FT
REAR YARD SETBACK: 25 FT
DENSITY OF DEVELOPMENT: 2,500 SQ. FT. OF LOT AREA PER DWELLING UNIT
MAXIMUM COVERAGE: 45% OF LOT AREA
BUILDING FOOTPRINT: 52,325 SQ. FT.
ZONING BUILDING HEIGHT : NOT GREATER THAN 4 STORIES
ZONING NO. OF STORIES : NOT GREATER THAN 4 STORIES
ZONING BUILDING HEIGHT : 52' - 0"
CODE BUILDING HEIGHT: 60' - 0"
OCCUPANCY CLASS. : LEVEL 1: R-2, S-2(LESS THAN 10%, ACCESSORY USE)
LEVEL 2: R-2, A-2(LESS THAN 10% ACCESSORY USE)
LEVEL 3: R-2, S-2(LESS THAN 10% ACCESSORY USE)
LEVEL 4: R-2, A-2(LESS THAN 10% ACCESSORY USE)
CORRIDORS: SEE CONSTRUCTION TYPE
BETWEEN DWELLING UNITS: SEE CONSTRUCTION TYPE
AUTOMATIC FIRE SPRINKLER : NFPA-13, 903.3.1.1

GROSS BUILDING AREA S3: 87,876 SQFT
GROSS BUILDING AREA S4: 30,660 SQFT
GROSS BUILDING AREA S5: 75,288 SQFT
TOTAL 209,300 SQFT

GROSS BUILDING AREA

1ST FLOOR	21,969 SQ. FT.
2ND FLOOR	21,969 SQ.FT.
3RD FLOOR	21,969 SQ.FT.
4TH FLOOR	21,969 SQ.FT.
TOTAL	87,876 SQ.FT.

Keynote Legend

Key Value	Keynote Text
14.03	Medical Emergency Service Elevator Per CBC Section 3002.4a
27.05	Two-way communication per CBC 1009.8.Directions for the use of two-way communication system shall be provided in accordance with CBC Section 1009.8.2
32.44	Directional Signage per CBC 1009.10
32.45	Star of Life Signage on both sides of hoistway door frame per CBC 3002.4

architecture interiors planning
MILLER
1177 Idaho Street, Suite 200
Redlands, CA 92374
Phone: 909-335-7400
Fax: 909-335-7299
info@miller-aip.com

LICENSED ARCHITECT GARY W. MILLER No. C14635 REN. 9-30-25 STATE OF CALIFORNIA

owner approval

initials	date	phase

revisions/addenda

#	Date	Comment

NOT FOR BID OR CONSTRUCTION

LUXVIEW LUXURY APARTMENTS
1600 ORANGE AVE
REDLANDS, CALIFORNIA 92373

LUXVIEW PROPERTIES
11230 Sorrento Valley Road, Suite 140, San Diego, CA 92121
TheLuxView.com | L@TheLuxView.com

project information
Project Number: 2000038.RA
Drawn By: Author
Checked By: GWM
Issue Date: 08/09/23

sheet name
BUILDING S3 LEVEL 3 CODE PLAN

sheet number
GF-103

Sheet Of Sheets

PLANNING SUBMITTAL 4/15/2024

Z:\PROJECTS\2021 Projects\SD Homes Redlands II 2100098.RA\Drawings\Schematic Design\CAD\Building Models\BUILDING S3\BUILDING S3 R19_SH.rvt

© 2017 Miller Architectural Corporation

BUILDING EGRESS SIZING

LEVEL 1 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (103/3 STAIRWAYS PROVIDED) =
6.8" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 6.8" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

54" PROVIDED PER STAIRWAY > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH = 54" x 3 STAIRWAYS=162" TOTAL STAIRWAY WIDTH PROVIDED LEVEL 1

LEVEL 2 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (103/3 STAIRWAYS PROVIDED) =
6.8" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 6.8" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

54" PROVIDED PER STAIRWAY > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH = 54" x 3 STAIRWAYS=162" TOTAL STAIRWAY WIDTH PROVIDED LEVEL 2

LEVEL 3 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (103/3 STAIRWAYS PROVIDED) =
6.8" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 6.8" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

54" PROVIDED PER STAIRWAY > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH = 54" x 3 STAIRWAYS=162" TOTAL STAIRWAY WIDTH PROVIDED LEVEL 3

LEVEL 4 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (103/3 STAIRWAYS PROVIDED) =
6.8" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 6.8" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

54" PROVIDED PER STAIRWAY > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH = 54" x 3 STAIRWAYS=162" TOTAL STAIRWAY WIDTH PROVIDED LEVEL 4

LEVEL 1 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (103/3 EXIT ACCESS DOORS PROVIDED) =
5.1" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 5.1" THEREFORE

36" PROVIDED > 32" REQUIRED PER EXIT ACCESS DOOR
TOTAL EXIT ACCESS DOOR WIDTH PROVIDED = 36" X 2 EXIT ACCESS DOORS=72" > CODE REQUIRED 32" X 2 EXIT ACCESS DOORS= 64"

LEVEL 2 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (103/3 EXIT ACCESS DOORS PROVIDED) =
5.1" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 5.1" THEREFORE

36" PROVIDED > 32" REQUIRED PER EXIT ACCESS DOOR
TOTAL EXIT ACCESS DOOR WIDTH PROVIDED = 36" X 2 EXIT ACCESS DOORS=72" > CODE REQUIRED 32" X 2 EXIT ACCESS DOORS= 64"

LEVEL 3 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (103/3 EXIT ACCESS DOORS PROVIDED) =
5.1" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 5.1" THEREFORE

36" PROVIDED > 32" REQUIRED PER EXIT ACCESS DOOR
TOTAL EXIT ACCESS DOOR WIDTH PROVIDED = 36" X 2 EXIT ACCESS DOORS=72" > CODE REQUIRED 32" X 2 EXIT ACCESS DOORS= 64"

LEVEL 4 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (103/3 EXIT ACCESS DOORS PROVIDED) =
5.1" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 5.1" THEREFORE

36" PROVIDED > 32" REQUIRED PER EXIT ACCESS DOOR
TOTAL EXIT ACCESS DOOR WIDTH PROVIDED = 36" X 2 EXIT ACCESS DOORS=72" > CODE REQUIRED 32" X 2 EXIT ACCESS DOORS= 64"

LEVEL 1 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 103=
15.45" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 70" PROVIDED CORRIDOR WIDTH LEVEL 1

LEVEL 2 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 103=
15.45" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 70" PROVIDED CORRIDOR WIDTH LEVEL 2

LEVEL 3 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 103=
15.45" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 70" PROVIDED CORRIDOR WIDTH LEVEL 3

LEVEL 4 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 103=
15.45" MIN. CORRIDOR WIDTH

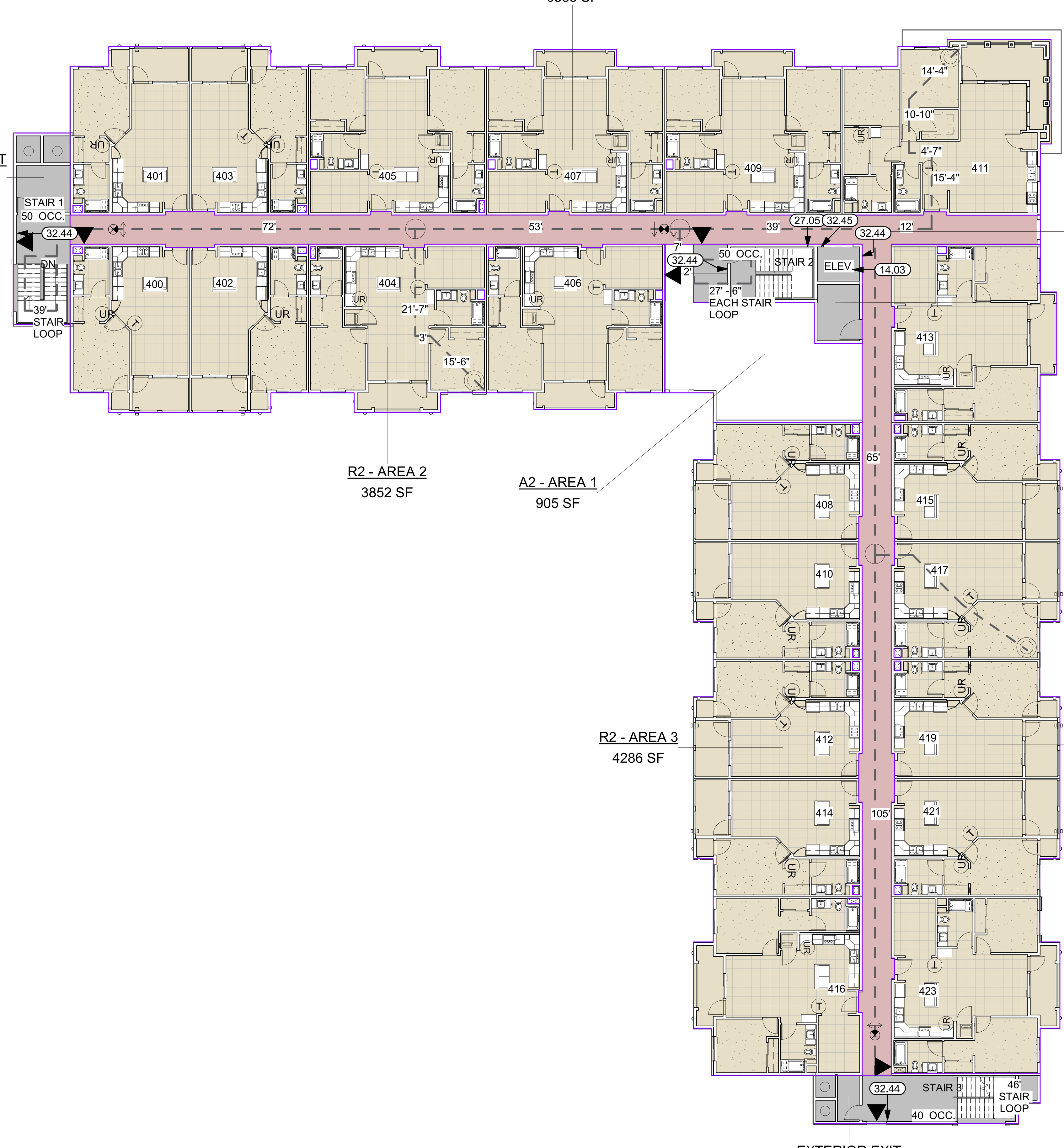
SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 70" PROVIDED CORRIDOR WIDTH LEVEL 4

EXIT SEPARATION DISTANCE

MINIMUM EXIT SEPARATION REQUIRED PER SECTION 1007.1.1, EXCEPTION 1 EXIT SEPARATION SHALL BE MEASURED ALONG SHORTEST DIRECT LINE OF TRAVEL WITHIN THE CORRIDOR:

BETWEEN EXIT 1 & 2
SHORTEST DIRECT LINE OF TRAVEL DISTANCE: 343' - 0"
1/3 OF TRAVEL SHORTEST DISTANCE: 114'-6" MIN. REQUIRED
SEPARATION DISTANCE PROVIDED: 143' - 0"

BETWEEN EXIT 2 & 3
MAXIMUM DIAGONAL DISTANCE: 343' - 0"
1/3 OF TRAVEL SHORTEST DISTANCE: 114'-6" MIN. REQUIRED
SEPARATION DISTANCE PROVIDED: 209' - 0"



FOURTH FLOOR
SCALE 1/16" = 1'-0"
1

COMMON PATH OF TRAVEL DISTANCE

LEVEL 1-4 COMMON PATH OF TRAVEL DISTANCE
SECTION 1006.2.1 COMMON PATH OF EGRESS TRAVEL DISTANCE
R2 = 125'-0" MAXIMUM
S-2 = 100' - 0" MAXIMUM
A-2 = 75' - 0" MAXIMUM

PER IBC 202, COMMON PATH OF EGRESS TRAVEL DISTANCE IS THAT PORTION OF EXIT ACCESS TRAVEL DISTANCE MEASURE FROM THE MOST REMOTE POINT OF EACH ROOM, AREA OR SPACE TO THAT POINT WHERE THE OCCUPANTS HAVE SEPARATE AND DISTINCT ACCESS TO TWO EXITS OR EXIT ACCESS DOORWAYS.

PER IBC TABLE 1006.2.1, AN R2 OCCUPANCY THAT IS SPRINKLERED HAS A MAXIMUM COMMON PATH OF TRAVEL DISTANCE OF 125'-0".

LEVEL 1-4 COMMON PATH OF TRAVEL DISTANCE
ROOM A COMMON PATH OF TRAVEL DISTANCE
45' PROVIDED < 125' COMMON PATH OF TRAVEL W/ SPRINKLER

ALL LIVING UNITS HAVE BETWEEN 41'-45' COMMON PATH OF TRAVEL DISTANCE. UNOCCUPIED SPACES HAVE EVEN LESS, THEREFORE MEETING CODE STANDARD.

NUMBER OF ACCESS TO EXITS BASED ON OCCUPANT LOAD

LEVEL 1 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 1 OCCUPANT LOAD 103 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 1
3 EXITS PROVIDED TO EXIT FROM LEVEL 1

LEVEL 2 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 2 OCCUPANT LOAD 103 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 2
3 EXITS PROVIDED TO EXIT FROM LEVEL 2

LEVEL 3 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 3 OCCUPANT LOAD 103 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 3
3 EXITS PROVIDED TO EXIT FROM LEVEL 3

LEVEL 4 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 4 OCCUPANT LOAD 103 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 4
3 EXITS PROVIDED TO EXIT FROM LEVEL 4

CONSTRUCTION TYPE

CHAPTER 6 – CONSTRUCTION TYPE

TABLE 601 FIRE RESISTANCE RATING
- PRIMARY STRUCTURAL FRAME: 1HR
- BEARING WALLS
  1. INTERIOR 1HR
  2. EXTERIOR 1HR
- NONBEARING WALLS & PARITIONS: 0HRS
- FLOOR CONSTRUCTION 1HR
- ROOF CONSTRUCTION 1HR
- RATING AT CORRIDOR & STAIRS 1HR
- RATING BETWEEN RESIDENCES 1HR

NOTE: PER CH. 6 AND 7, THESE NUMBERS WILL FOLLOW THE RATINGS STATED ABOVE IN THE BUILDING DATA SECTION, WHICH IS MORE STRINGENT FOR AN NFPA 13 BUILDING, 4 STORIES.

BETWEEN DWELLING UNITS: 2-HOUR
STAIRWELL: 2-HOUR
SHAFTS IN UNITS(CBC 713.4): 2-HOUR
FLOORS: 1-HOUR
CORRIDORS: 1-HOUR
ROOF: 1-HOUR

EXIT ACCESS TRAVEL DISTANCE

PER IBC 202, EXIT ACCESS DEFINED AS THAT PORTION OF A MEANS OF EGRESS SYSTEM THAT LEADS FROM ANY OCCUPIED PORTION OF A BULDING OR STRUCTURE TO AN EXIT.

PER IBC TABLE 1017.2, AN R2 OCCUPANCY THAT IS SPRINKLERED HAS AN EXIT ACCESS TRAVEL DISTANCE OF 250 FT. SINCE THE STAIRS ARE PART OF THE EXIT, THE EXIT ACCESS TRAVEL DISTANCE BELOW IS CALCULATED FROM THE MOST REMOTE POINT OF AN OCCUPIED ROOM TO AN EXIT DOOR, WHICH MARKS THE BEGINNING OF THE EXIT PORTION OF THE MEANS OF EGRESS SYSTEM.

SECTION 1017.1 EXIT ACCESS TRAVEL DISTANCE
250'-0" FOR R-2 OCCUPANCY W/ SPRINKLER
250'-0" FOR A-2 OCCUPANCY W/ SPRINKLER

LEVEL 1 EXIT ACCESS TRAVEL DISTANCE

UNIT 404 TO STAIRWAY 1
70' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 404 TO STAIRWAY 2
62' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 1
134' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 2
60'- 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 2
106' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 3
105' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

LEVEL 2 EXIT ACCESS TRAVEL DISTANCE

UNIT 404 TO STAIRWAY 1
122' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 404 TO STAIRWAY 2
115' - 9" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 1
175' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 2
62' - 9"' PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 2
166' - 9" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 3
166' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

LEVEL 3 EXIT ACCESS TRAVEL DISTANCE

UNIT 404 TO STAIRWAY 1
168' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 404 TO STAIRWAY 2
143' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 1
221' - 0" PROVIDED > 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 2
90' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 2
194' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 3
215' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

LEVEL 4 EXIT ACCESS TRAVEL DISTANCE

UNIT 404 TO STAIRWAY 1
209' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 404 TO STAIRWAY 2
171' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 1
247' - 0" PROVIDED > 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 2
118' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 2
222' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 3
249' 0" PROVIDED > 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

ALLOWABLE AREA

ALLOWABLE AREA & FRONTAGE INCREASE DATA:

CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION
R-2 – APARTMENT HOUSES
A-2 – LOUNGE AREAS
S-2 - STORAGE AREAS

CHAPTER 5 BUILDING HEIGHTS & AREAS
BUILDING HEIGHT 504.3
R2 – SM, TYPE VA, 60' MAX ALLOWABLE HEIGHT

NUMBER OF STORIES 504.4
R2 – S 4 STORIES

BUILDING AREA 506.2
R2-SM = 36,000 SQFT
NS = 12,000 SQFT

SECTION 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
R2 TYPE VA OCCUPANCY
SM WITHOUT HEIGHT INCREASE

Aa= [At + (NS X If)]
Aa= [36,000 SQFT + (12,000 x If)]

SECTION 506.3.2 MINIMUM FRONTAGE DISTANCE
W=(L1 X W1 + L2 X W2 + L3 X W3…)/F

L1=WEST SIDE 218', L2 = SOUTH SIDE 212', L3= EAST SIDE 218', L4 = NORTH SIDE 212'

W=(218'X 18.8') + (212'X 30') + (218'X 23.3') + (212'X 30') =(4,098.4 + 6,360 + 5,079.4 + 6,360)/(212' + 218' + 212') = 21,897.8/ 642 = 34
W=34

SECTION 5.6.3.3 AMOUNT OF INCREASE
If=[F/P – 0.25]W/30
If=[642/860 – 0.25] 34/30 = 0.5 X 1.1 = 0.56
If=0.56

SECTION 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
R-2 OCCUPANCY
Aa= [At + (NS X If)]
Aa= [36,000 SQFT + (12,000 x 0.56)]
Aa= 42,800 SQFT SQFT PER FLOOR

SECTION 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
S-2 OCCUPANCY
Aa= [At + (NS X If)]
Aa= [27,000 SQFT + (9,000 SQFT x 0.56)]
Aa= 32,040 SQFT PER FLOOR

SECTION 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
A-2 OCCUPANCY
Aa= [At + (NS X If)]
Aa= [34,500 SQFT + (11,500 SQFT x 0.56)]
Aa= 40,940 SQFT PER FLOOR

LEVEL 1-4 ALLOWABLE AREA RATIOS

LEVEL 1: R-2 = (6,373 + 3,849 + 4,263 + 5,382 + 450+834+371+447)/42,800 SQFT=0.5
LEVEL 1: S-2 = 834/32,040 SQFT = 0.03
0.5 + 0.03 = 0.53 < 1 THEREFORE NO SEPARATION REQUIRED

LEVEL 2: R-2 = (6,372+5,382+4,272+5,411+450+485+722+447)/42,800 SQFT=0.5
LEVEL 2: A-2 = 905/40,940 SQFT = 0.02
0.5 + 0.02 = 0.52 < 1 THEREFORE NO SEPARATION REQUIRED

LEVEL 3: R-2 = (6,373 + 3,849 + 4,263 + 5,382 + 450+834+371+447)/42,800 SQFT=0.5
LEVEL 3: S-2 = 834/32,040 SQFT = 0.03
0.5 + 0.03 = 0.53 < 1 THEREFORE NO SEPARATION REQUIRED

LEVEL 4: R-2 = (6,372+5,382+4,272+5,411+450+485+722+447)/42,800 SQFT=0.5
LEVEL 4: A-2 = 905/40,940 SQFT = 0.02
0.5 + 0.02 = 0.52 < 1 THEREFORE NO SEPARATION REQUIRED

OCCUPANT LOAD

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
RESIDENTIAL = 200 GROSS SQUARE FEET
ASSEMBLY UNCONCENTRATED CHAIRS FOR LOUNGE = 15 NET SQUARE FEET
STORAGE = 500 GSF

BUILDING OCCUPANT LOAD DATA:
LEVEL 1
R-2 OCCUPANCY GROUP: 6,385 SQFT +3,582 SQFT + 834 SQFT+ 4286 SQFT + 5,412 SQFT = 20,499 SQ. FT. / 200 SQ. FT = 103 OCCUPANTS
S-2 OCCUPANCY GROUP: 508.2.4 ACCESSORY OCCUPANCY APPLIES SINCE TOTAL SQFT OF S-2 PROVIDED IS 4%, WHICH IS LESS THAN 10% THEREFORE COMBINED IN THE R2-OCCUPANCY CALCULATION AS 834 SQFT.
LEVEL 1 TOTAL OCCUPANT LOAD = **103 TOTAL OCCUPANTS**

LEVEL 2
R-2 OCCUPANCY GROUP: 6,385 SQFT +3,582 SQFT + 905 SQFT + 4,286 SQFT + 5,412 SQFT = 20,570 SQFT / 200 SQFT = 103 OCCUPANTS
A-2 OCCUPANCY GROUP: 508.2.4 ACCESSORY OCCUPANCY APPLIES SINCE TOTAL SQFT OF A-2 PROVIDED IS 4%, WHICH IS LESS THAN 10% THEREFORE COMBINED IN THE R2-OCCUPANCY CALCULATION AS 905 SQFT.
LEVEL 2 TOTAL OCCUPANT LOAD = **103 TOTAL OCCUPANTS**

LEVEL 3
R-2 OCCUPANCY GROUP: 6,385 SQFT +3,582 SQFT + 947 SQFT + 4,286 SQFT + 5,412 SQFT = 20,612 SQFT / 200 SQFT = 103 OCCUPANTS
S-2 OCCUPANCY GROUP: 508.2.4 ACCESSORY OCCUPANCY APPLIES SINCE TOTAL SQFT OF S-2 PROVIDED IS 4%, WHICH IS LESS THAN 10% THEREFORE COMBINED IN THE R2-OCCUPANCY CALCULATION AS 947 SQFT.
LEVEL 3 TOTAL OCCUPANT LOAD = **103 TOTAL OCCUPANTS**

LEVEL 4
R-2 OCCUPANCY GROUP: 6,385 SQFT +3,582 SQFT + 905 SQFT + 4,286 SQFT + 5,412 SQFT = 20,570 SQFT / 200 SQFT = 103 OCCUPANTS
A-2 OCCUPANCY GROUP: 508.2.4 ACCESSORY OCCUPANCY APPLIES SINCE TOTAL SQFT OF A-2 PROVIDED IS 4%, WHICH IS LESS THAN 10% THEREFORE COMBINED IN THE R2-OCCUPANCY CALCULATION AS 905 SQFT.
LEVEL 4 TOTAL OCCUPANT LOAD = **103 TOTAL OCCUPANTS**

TOTAL BUILDING OCCUPANT LOAD: 412 OCCUPANTS

BUILDING SEPARATION

SECTION EV3.0325(G)(2)(b)(iii)

FOR TWO STORY BUILDINGS OR MORE
FRONT: 30'
SIDE: 15'
REAR: 20'

FOR BUILDINGS HAVING OFFSET SURFACES, EACH YARD MAY BE REDUCED UP TO (5) FEET.FOR BUILDINGS PLACED AT AN ANGLE WITH EACH OTHER, EACH YARD STANDARD MAY BE REDUCED UP TO (10) FT, MAIN BUILDINGS SHALL BE NO CLOSER THAN (20) FEET AT THE CLOSES POINT.

SEPARATION DISTANCE REQUIRED S3 REAR & S4 SIDE: 20'+15'=35'
SEPARATION DISTANCE PROVIDED S3 REAR & S4 SIDE: 24' - 5"

SEPARATION DISTANCE REQUIRED S4 FRONT & S5 FRONT:30' + 30'=60'
SEPARATION DISTANCE PROVIDED S4 FRONT & S5 FRONT: 71'

SEPARATION DISTANCE REQUIRED S3 SIDE & S5 FRONT: 30'+30'=60'
SEPARATION DISTANCE PROVIDED S3 SIDE & S5 FRONT: 80'

PERCENTAGE OF OPENING BASED ON FIRE SEPARATION DISTANCE CBC TABLE 705.8
SEPARATION DISTANCE PROVIDED S3 REAR & S4 SIDE: 24' - 5", PROTECTED, ALLOWABLE AREA UNLIMITED

SEPARATION DISTANCE PROVIDED S4 FRONT & S5 FRONT: 71', PROTECTED, ALLOWABLE AREA UNLIMITED

SEPARATION DISTANCE PROVIDED S3 SIDE & S5 FRONT: 80', PROTECTED, ALLOWABLE AREA UNLIMITED

BUILDING DATA
SCALE 12" = 1'-0"

GENERAL NOTES

1. S-2 & A-2 AREA OCCUPANTS WILL NOT DIFFER FROM R-2 AREA OCCUPANTS.
2. REEMERGENCE WALL TYPE ON SHEET **G-008.5**
3. CORRIDOR WIDTH SHALL BE A MINIMUM OF 60" IN WIDTH PER CBC 11A-1119A.4 & 1138A.1.2 "WIDTH FOR 2 WHEELCHAIRS PASSING"
4. DIMENSION LEGEND:
   - F.O.S. INDICATES FACE OF STUD
   - F.O.F. INDICATES FACE OF FINISH
   - CL P/W INDICATES CENTER OF PARTY WALL
   - F.E.C. INDICATES FIRE EXTINGUISHER CABINET
5. ALL DIMENSION TO F.O.S. UNLESS NOTES OTHERWISE
6. REFER TO ENLARGED UNIT FLOOR PLANS FOR ADDITIONAL INFORMATION, DIMENSIONS, ETC. SHEETS **A-400 TO A-409**.
7. SEE SHEET **G-008.5** FOR FLOOR ASSEMBLY.
8. SEE SHEET **G-501** AND **G-502** FOR ACCESSIBILITY REQUIREMENTS.
9. SEE ENLARGE PLANS FOR CEILINGS HEIGHTS AND FLOOR TRANSITIONS.
10. SEE SHEET **AG-601** FOR DOOR SCHEDULE
11. SEE SHEET **AG-602** FOR WINDOW SCHEDULE
12. SEE SHEET **AG-603** FOR FINISH SCHEDULE
13. SEE INTERIOR DESIGN FOR INTERIOR DETAILS AND FINISHES
14. ALL EXTERIOR EXIT STAIRWAYS TO BE A MIN. OF 2-HR RATED WALL.
15. ALL SHAFTS AND CHASES TO BE A MIN. OF 2-HR RATED WALL. REFERENCE ENLARGED UNIT FLOOR PLAN
16. CORRIDOR WIDTH SHALL BE A MINIMUM OF 60" IN WIDTH PER C.B.C 11A 1119A.4 & 1138A.1.2 "WIDTH FOR TWO WHEELCHAIRS PASSING"

EXIT SIGNAGE SEE G-501

DENOTES START OF EXIT ACCESS TRAVEL DISTANCE PER CBC TABLE 1017.2

DENOTES END OF COMMON PATH OF TRAVEL- TWO EXIT OPTIONS BECOME AVAILABLE PER CBC SECTION 1006

DENOTES EXIT DISCHARGE AT PUBLIC WAY ON FIRST FLOOR

INDICATES TACTILE EXIT SIGN

DENOTES PATH OF TRAVEL PER CBC SECTION 1017

TRAVEL DISTANCE TO EXIT DISCHARGE
X'-X"/ 250'-0" LENGTH OF MAX. TRAVEL DISTANCE TO EXIT DISCHARGE, C.B.C 1017.2

100 OCC. OCCUPANCY LOAD

PATH OF TRAVEL LEGEND
SCALE 1/2" = 1'-0"

BUILDING DATA

PROJECT NAME:	LUXVIEW APARTMENTS PHASE II
PROPERTY ADDRESS:	1600 ORANGE AVE, REDLANDS CA 92373
APN NUMBER:	0292-48-201, 0292-72-101, 0292-72-102
ZONE:	EV2500-MULTI FAMILY RESIDENTIAL
ZONING DISTRICT :	REFER TO MUNICIPAL CODE ZONE
LAND USE TYPE:	MULTI-FAMILY RESIDENTIAL
TYPE OF CONSTRUCTION :	VA
GROSS LOT AREA:	825,026.40 SQ. FT.
DEDICATIONS:	-12,049 SQ. FT.
NET LOT AREA:	812,977 SQ. FT.
EXISTING USES:	VACANT LOT
EASEMENTS:	N/A
FRONT SETBACK:	35 FT
STREET SIDE SETBACK:	35 FT
SIDE YARD SETBACK:	25 FT
REAR YARD SETBACK:	25 FT
DENSITY OF DEVELOPMENT:	2,500 SQ. FT. OF LOT AREA PER DWELLING UNIT
MAXIMUM COVERAGE:	45% OF LOT AREA
BUILDING FOOTPRINT:	52,325 SQ. FT.
ZONING BUILDING HEIGHT :	NOT GREATER THAN 4 STORIES
ZONING NO. OF STORIES :	NOT GREATER THAN 4 STORIES
ZONING BUILDING HEIGHT :	52' - 0"
CODE BUILDING HEIGHT:	60' - 0"
OCCUPANCY CLASS. :	LEVEL 1: R-2, S-2(LESS THAN 10%, ACCESSORY USE) LEVEL 2: R-2, A-2(LESS THAN 10% ACCESSORY USE) LEVEL 3: R-2, S-2(LESS THAN 10% ACCESSORY USE) LEVEL 4: R-2, A-2(LESS THAN 10% ACCESSORY USE)
CORRIDORS:	SEE CONSTRUCTION TYPE
BETWEEN DWELLING UNITS:	SEE CONSTRUCTION TYPE
AUTOMATIC FIRE SPRINKLER :	NFPA-13, 903.3.1.1
GROSS BUILDING AREA S3:	87,876 SQFT
GROSS BUILDING AREA S4:	30,660 SQFT
GROSS BUILDING AREA S5:	75,288 SQFT
TOTAL	209,300 SQFT

GROSS BUILDING AREA

1ST FLOOR	21,969 SQ. FT.
2ND FLOOR	21,969 SQ.FT.
3RD FLOOR	21,969 SQ.FT.
4TH FLOOR	21,969 SQ.FT.
TOTAL	87,876 SQ.FT.

Keynote Legend

Key Value	Keynote Text
14.03	Medical Emergency Service Elevator Per CBC Section 3002.4a
27.05	Two-way communication per CBC 1009.8.Directions for the use of two-way communication system shall be provided in accordance with CBC Section 1009.8.2
32.44	Directional Signage per CBC 1009.10
32.45	Star of Life Signage on both sides of hoistway door frame per CBC 3002.4

MILLER
architecture
interiors
planning

1177 Idaho Street, Suite 200
Redlands, CA 92374
Phone: 909-335-7400
Fax: 909-335-7299
info@miller-aip.com

LICENSED ARCHITECT
GARY W. MILLER
No. C14635
REN. 9-30-25
STATE OF CALIFORNIA

owner approval

initials	date	phase

revisions/addenda

#	Date	Comment

NOT FOR BID OR CONSTRUCTION

LUXVIEW LUXURY APARTMENTS
1600 ORANGE AVE
REDLANDS, CALIFORNIA 92373

LUXVIEW PROPERTIES
11230 Sorrento Valley Road, Suite 140, San Diego, CA 92121
TheLuxView.com | L@TheLuxView.com

project information

Project Number:	2000038.RA
Drawn By:	Author
Checked By:	GWM
Issue Date:	08/09/23

sheet name

BUILDING S3 LEVEL 4 CODE PLAN

sheet number

GF-104

Sheet Of Sheets

© 2017 Miller Architectural Corporation

BUILDING EGRESS SIZING

LEVEL 1 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (36/2 STAIRWAYS PROVIDED) =
3.6" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 3.6" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

50" PROVIDED > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH PROVIDED = 50" x 2 STAIRWAYS=100" STAIRWAY WIDTH PROVIDED
LEVEL 1

LEVEL 2 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (36/2 STAIRWAYS PROVIDED) =
3.6" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 3.6" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

50" PROVIDED > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH PROVIDED = 50" x 2 STAIRWAYS=100" STAIRWAY WIDTH PROVIDED
LEVEL 2

LEVEL 3 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (36/2 STAIRWAYS PROVIDED) =
3.6" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 3.6" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

50" PROVIDED > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH PROVIDED = 50" x 2 STAIRWAYS=100" STAIRWAY WIDTH PROVIDED
LEVEL 3

LEVEL 4 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (36/2 STAIRWAYS PROVIDED) =
3.6" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 3.6" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

50" PROVIDED > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH PROVIDED = 50" x 2 STAIRWAYS=100" STAIRWAY WIDTH PROVIDED
LEVEL 4

LEVEL 1 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (36/2 EXIT ACCESS DOORS PROVIDED) =
2.7" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 2.7" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 1 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 2 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (36/2 EXIT ACCESS DOORS PROVIDED) =
2.7" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 2.7" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 2 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 3 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (36/2 EXIT ACCESS DOORS PROVIDED) =
2.7" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 2.7" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 3 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 4 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (36/2 EXIT ACCESS DOORS PROVIDED) =
2.7" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 2.7" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 4 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 1 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 36 =
5.4" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 71" PROVIDED CORRIDOR WIDTH PROVIDED

LEVEL 2 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 36 =
5.4" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 71" PROVIDED CORRIDOR WIDTH PROVIDED

LEVEL 3 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 36 =
5.4" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 71" PROVIDED CORRIDOR WIDTH PROVIDED

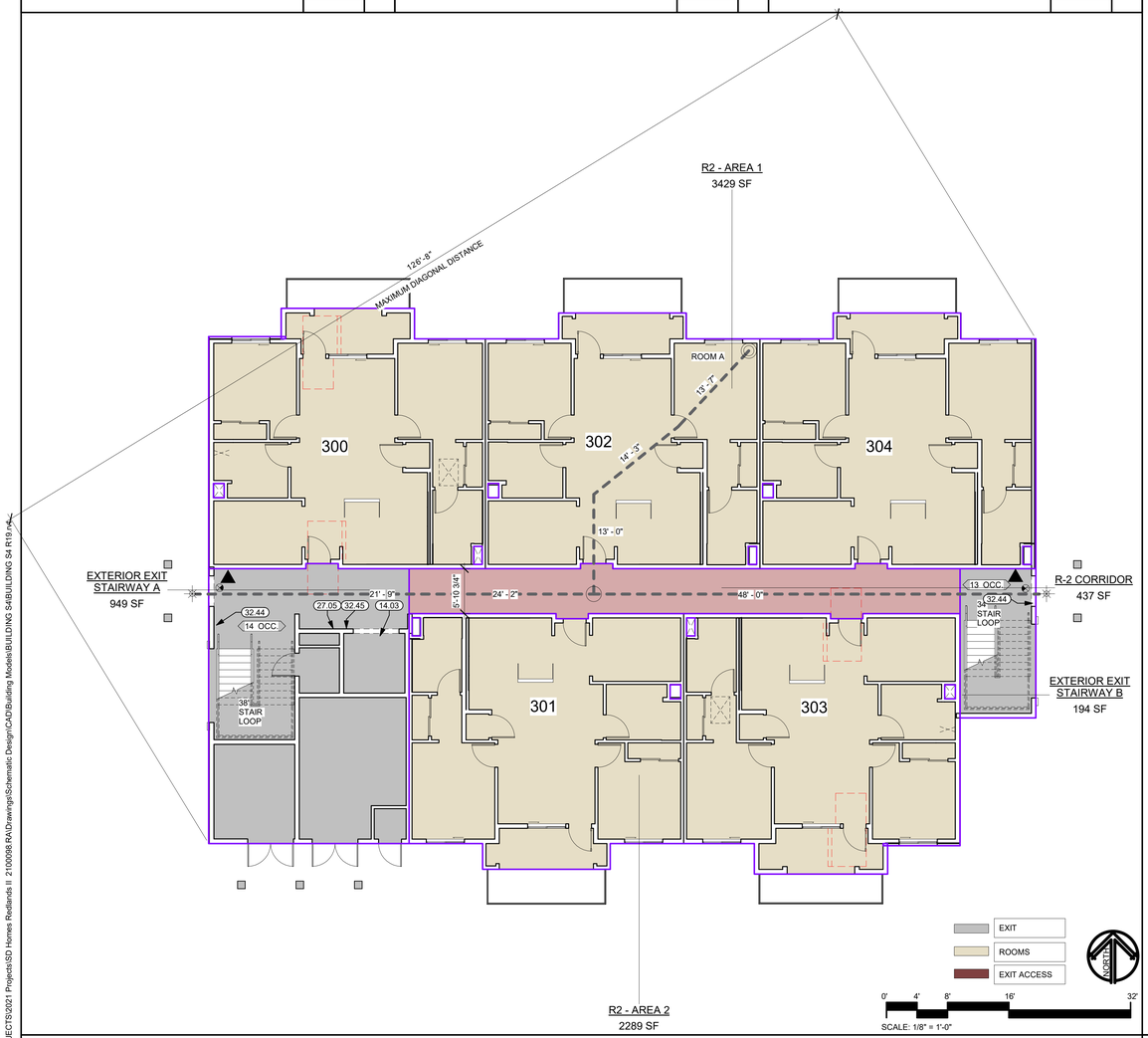
LEVEL 4 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 36 =
5.4" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 71" PROVIDED CORRIDOR WIDTH PROVIDED

EXIT SEPARATION DISTANCE

MINIMUM EXIT SEPARATION REQUIRED PER SECTION 1007.1.1, EXCEPTION 1 EXIT SEPARATION SHALL BE MEASURED ALONG SHORTEST DIRECT LINE OF TRAVEL WITHIN THE CORRIDOR. MEASUREMENT POINT SHALL BE MEASURED FOLLOWING 2. THE SEPARATION DISTANCE OF EXIT ACCESS STAIRWAYS SHALL BE MEASURED TO THE CLOSEST RISER.

BETWEEN EXIT 1 & 2
DIAGONAL DISTANCE: 126' - 8"
1/3 LENGTH OF OVERALL DIAGONAL DISTANCE: 42'-6" MIN. REQUIRED
SEPARATION DISTANCE PROVIDED: 93' - 3"



EGRESS PLAN LEVEL 1

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

EXIT ACCESS TRAVEL DISTANCE

PER IBC 202, EXIT ACCESS DEFINED AS THAT PORTION OF A MEANS OF EGRESS SYSTEM THAT LEADS FROM ANY OCCUPIED PORTION OF A BUILDING OR STRUCTURE TO AN EXIT.

PER IBC TABLE 1017.2, AN R2 OCCUPANCY THAT IS SPRINKLERED HAS AN EXIT ACCESS TRAVEL DISTANCE OF 250 FT. SINCE THE STAIRS ARE PART OF THE EXIT, THE EXIT ACCESS TRAVEL DISTANCE BELOW IS CALCULATED FROM THE MOST REMOTE POINT OF AN OCCUPIED ROOM TO AN EXIT DOOR, WHICH MARKS THE BEGINNING OF THE EXIT PORTION OF THE MEANS OF EGRESS SYSTEM.

LEVEL 1 EXIT ACCESS TRAVEL DISTANCE
ROOM A TO EXTERIOR EXIT STAIRWAY B
91' - 9" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

LEVEL 2 EXIT ACCESS TRAVEL DISTANCE
ROOM A TO EXTERIOR EXIT STAIRWAY B
86' - 9" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

LEVEL 3 EXIT ACCESS TRAVEL DISTANCE
ROOM A TO EXTERIOR EXIT STAIRWAY B
86' - 9" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

LEVEL 4 EXIT ACCESS TRAVEL DISTANCE
ROOM A TO STAIRWAY B
86' - 9" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

COMMON PATH OF TRAVEL DISTANCE

PER IBC 202, COMMON PATH OF EGRESS TRAVEL DISTANCE IS THAT PORTION OF EXIT ACCESS TRAVEL DISTANCE MEASURE FROM THE MOST REMOTE POINT OF EACH ROOM, AREA OR SPACE TO THAT POINT WHERE THE OCCUPANTS HAVE SEPARATE AND DISTINCT ACCESS TO TWO EXITS OR EXIT ACCESS DOORWAYS.

PER IBC TABLE 1006.2.1, AN R2 OCCUPANCY THAT IS SPRINKLERED HAS A MAXIMUM COMMON PATH OF TRAVEL DISTANCE OF 125'-0".

LEVEL 1-4 COMMON PATH OF TRAVEL DISTANCE
ROOM A COMMON PATH OF TRAVEL DISTANCE
45' PROVIDED < 125' COMMON PATH OF TRAVEL W/ SPRINKLER

ALL LIVING UNITS HAVE BETWEEN 41'-45' COMMON PATH OF TRAVEL DISTANCE. UNOCCUPIED SPACES HAVE EVEN LESS, THEREFORE MEETING CODE STANDARD.

NUMBER OF ACCESS TO EXITS BASED ON OCCUPANT LOAD

LEVEL 1 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 1 OCCUPANT LOAD 36 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 1
2 EXITS PROVIDED TO EXIT FROM LEVEL 1

LEVEL 2 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 2 OCCUPANT LOAD 36 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 2
2 EXITS PROVIDED TO EXIT FROM LEVEL 2

LEVEL 3 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 3 OCCUPANT LOAD 36 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 3
2 EXITS PROVIDED TO EXIT FROM LEVEL 3

LEVEL 4 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 4 OCCUPANT LOAD 36 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 4
2 EXITS PROVIDED TO EXIT FROM LEVEL 4

ALLOWABLE AREA

ALLOWABLE AREA & FRONTAGE INCREASE DATA:

CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION
R2 – APARTMENT HOUSES

CHAPTER 5 BUILDING HEIGHTS & AREAS
BUILDING HEIGHT 504.3
R2 – SM, TYPE VA, 60' MAX ALLOWABLE HEIGHT

NUMBER OF STORIES 504.4
R2 – S 4 STORIES

BUILDING AREA 506.2
R2-SM = 36,000 SQFT
NS = 12,000 SQFT

SECTION 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
R2 TYPE VA OCCUPANCY SM WITHOUT HEIGHT INCREASE

Aa= [At + (NS X If)]
Aa= [36,000 SQFT + (12,000 x If)]

SECTION 506.3.2 MINIMUM FRONTAGE DISTANCE
W=(L1 X W1 + L2 X W2 + L3 X W3…)/F

L1=WEST SIDE 218', L2 = SOUTH SIDE 212', L3= EAST SIDE 218', L4 = NORTH SIDE 212'

W=(218'X 18.8') + (212'X 30') + (218'X 23.3') + (212'X 30') =(4,098.4 + 6,360 + 5,079.4 + 6,360)/(212' + 218' + 212') = 21,897.8/ 642 = 34
W=34

SECTION 5.6.3.3 AMOUNT OF INCREASE
If=(F/P – 0.25)W/30
If=[642/860 – 0.25] 34/30 = 0.5 X 1.1 = 0.56
If=0.56

SECTION 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
Aa= [At + (NS X If)]
Aa= [36,000 SQFT + (12,000 x 0.56)]
Aa= 42,800 SQFT
Aa= 42,800 SQFT PER FLOOR

LEVEL 1-4 ALLOWABLE AREAS

NOTE: ACTUAL AREA BOUNDARY REMAINS THE SAME ON EVERY FLOOR.DUE TO DRAFTER INCONSISTENCIES SELECTING THE EXACT POINTS ON EVERY FLOOR, THIS VARIES BY A FEW SQ.FT DUE TO DRAFTER ERROR. WE USED THE AVERAGE FOR THE ACTUAL BUILDING AREA.

LEVEL 1: R-2 = (3,429 + 2,287 + 1,579)/42,800 SQFT=0.17
LEVEL 1 BUILDING AREA / ALLOWABLE AREA = 0.17 < 1

LEVEL 2: R-2 = (3,429 + 2,287 + 1,579)/42,800 SQFT=0.17
LEVEL 2 BUILDING AREA / ALLOWABLE AREA = 0.17 < 1

LEVEL 3: R-2 = (3,429 + 2,287 + 1,579)/42,800 SQFT=0.17
LEVEL 3 BUILDING AREA / ALLOWABLE AREA = 0.17 < 1

LEVEL 4: R-2 = (3,429 + 2,287 + 1,579)/42,800 SQFT=0.17
LEVEL 4: BUILDING AREA / ALLOWABLE AREA = 0.17 < 1

CONSTRUCTION TYPE

CHAPTER 6 – CONSTRUCTION TYPE

TABLE 601 FIRE RESISTANCE RATING

• PRIMARY STRUCTURAL FRAME:	1HR
• BEARING WALLS	
1. INTERIOR	1HR
2. EXTERIOR	1HR
• NONBEARING WALLS & PARITIONS:	0HRS
• FLOOR CONSTRUCTION	1HR
• ROOF CONSTRUCTION	1HR
• RATING AT CORRIDOR & STAIRS	1HR
• RATING BETWEEN RESIDENCES	1HR

NOTE: PER CH. 6 AND 7, THESE NUMBERS WILL FOLLOW THE RATINGS STATED ABOVE IN THE BUILDING DATA SECTION, WHICH IS MORE STRINGENT FOR AN NFPA 13 BUILDING, 4 STORIES.

BETWEEN DWELLING UNITS:	2-HOUR
STAIRWELL:	2-HOUR
SHAFTS IN UNITS(CBC 713.4):	2-HOUR
FLOORS:	1-HOUR
CORRIDORS:	1-HOUR
ROOF:	1-HOUR

OCCUPANT LOAD

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
RESIDENTIAL = 200 GROSS

BUILDING OCCUPANT LOAD DATA:
LEVEL 1=
R-2 OCCUPANCY GROUP: (3,429 + 2,287 + 437 + 949) SQ. FT. / 200 GROSS = **36 OCCUPANTS**

LEVEL 2=
R-2 OCCUPANCY GROUP: (3,429 + 2,287) SQ. FT. / 200 GROSS = **36 OCCUPANTS**

LEVEL 3=
R-2 OCCUPANCY GROUP: (3,429 + 2,287) SQ. FT. / 200 GROSS = **36 OCCUPANTS**

LEVEL 4=
R-2 OCCUPANCY GROUP: (3,429 + 2,287) SQ. FT. / 200 GROSS = **36 OCCUPANTS**

BUILDING OCCUPANCY LOAD: 144

GENERAL NOTES:

1. S-2 & A-2 AREA OCCUPANTS WILL NOT DIFFER FROM R-2 AREA OCCUPANTS.
2. REEMERGENCE WALL TYPE ON SHEET **G-008.5**
3. CORRIDOR WIDTH SHALL BE A MINIMUM OF 60" IN WIDTH PER CBC 11A-1119A.4 & 1138A.1.2 "WIDTH FOR 2 WHEELCHAIRS PASSING"
4. DIMENSION LEGEND:
   - F.O.S. INDICATES FACE OF STUD
   - F.O.F. INDICATES FACE OF FINISH
   - CL P/W INDICATES CENTER OF PARTY WALL
   - F.E.C. INDICATES FIRE EXTINGUISHER CABINET
5. ALL DIMENSION TO F.O.S. UNLESS NOTES OTHERWISE
6. REFER TO ENLARGED UNIT FLOOR PLANS FOR ADDITIONAL INFORMATION, DIMENSIONS, ETC. SHEETS **A-400 TO A-409**
7. SEE SHEET **G-008.5** FOR FLOOR ASSEMBLY.
8. SEE SHEET **G-501** AND **G-502** FOR ACCESSIBILITY REQUIREMENTS.
9. SEE ENLARGE PLANS FOR CEILINGS HEIGHTS AND FLOOR TRANSITIONS.
10. SEE SHEET **AG-601** FOR DOOR SCHEDULE
11. SEE SHEET **AG-602** FOR WINDOW SCHEDULE
12. SEE SHEET **AG-603** FOR FINISH SCHEDULE
13. SEE INTERIOR DESIGN FOR INTERIOR DETAILS AND FINISHES
14. ALL EXTERIOR EXIT STAIRWAYS TO BE A MIN. OF 2-HR RATED WALL.
15. ALL SHAFTS AND CHASES TO BE A MIN. OF 2-HR RATED WALL. REFERENCE ENLARGED UNIT FLOOR PLAN
16. CORRIDOR WIDTH SHALL BE A MINIMUM OF 60" IN WIDTH PER C.B.C 11A 1119A.4 & 1138A.1.2 "WIDTH FOR TWO WHEELCHAIRS PASSING"
17. PROJECT IS USING SECTION 3006.3 ITEM #5 FOR HOISTWAY PROTECTION. HOISTWAY DOOR HAS A FIRE RESISTANCE RATING IN ACCORDANCE WITH SECTION 708.7. HOISTWAY DOOR IS PROTECTED BY A LISTED SMOKE CONTAINMENT SYSTEM ESR-1136 AS LISTING REPORT NUMBER.
18. ELEVATOR SIZED TO ALLOW FOR EMERGENCY GURNEY SIZE 84" X 24"

PATH OF TRAVEL LEGEND

- EXIT SIGNAGE SEE G-501
- DENOTES START OF EXIT ACCESS TRAVEL DISTANCE PER CBC TABLE 1017.2
- DENOTES END OF COMMON PATH OF TRAVEL- TWO EXIT OPTIONS BECOME AVAILABLE PER CBC SECTION 1006
- DENOTES EXIT DISCHARGE AT PUBLIC WAY ON FIRST FLOOR
- INDICATES TACTILE EXIT SIGN
- DENOTES PATH OF TRAVEL PER CBC SECTION 1017
- TRAVEL DISTANCE TO EXIT DISCHARGE
- X'-X"/ 250'-0" — LENGTH OF MAX. TRAVEL DISTANCE TO EXIT DISCHARGE, C.B.C 1017.2
- 100 OCC — OCCUPANCY LOAD

BUILDING DATA

BUILDING DATA:

ZONING BUILDING HEIGHT :	52' - 0"
CODE BUILDING HEIGHT :	60' - 0"
ZONING NO. OF STORIES :	4
CODE NO. OF STORIES	4
TYPE of CONSTRUCTION :	VA
OCCUPANCY CLASSIFICATION :	LEVEL 1: R-2
	LEVEL 2: R-2
	LEVEL 3: R-2
	LEVEL 4: R-2
AUTOMATIC FIRE SPRINKLER :	NFPA-13, 903.3.1.1
ZONING DISTRICT :	EV2500
NATURE OF BUSINESS :	RESIDENTIAL APARTMENTS

GROSS BUILDING AREA

1ST FLOOR	7,666 SQ. FT.
2ND FLOOR	7, 300 SQ. FT.
3RD FLOOR	7,300 SQ. FT.
4TH FLOOR	7,300 SQ. FT.
TOTAL	29,566 SQ. FT.

KEYNOTE LEGEND

Key Value	Keynote Text
14.03	Medical Emergency Service Elevator Per CBC Section 3002.4a
27.05	Two-way communication per CBC 1009.8.Directions for the use of two-way communication system shall be provided in accordance with CBC Section 1009.8.2
32.44	Directional Signage per CBC 1009.10
32.45	Star of Life Signage on both sides of hoistway door frame per CBC 3002.4

MILLER
architecture
interiors
planning

1177 Idaho Street, Suite 200
Redlands, CA 92374
Phone: 909-335-7400
Fax: 909-335-7299
info@miller-aip.com

LICENSED ARCHITECT
GARY W. MILLER
No. C14635
REN. 9-30-25
STATE OF CALIFORNIA

owner approval

initials	date	phase

revisions/addenda

#	Date	Comment

NOT FOR BID OR CONSTRUCTION

LUXVIEW APARTMENTS
1600 ORANGE AVE
REDLANDS, CALIFORNIA 92373

LUXVIEW PROPERTIES
11230 Sorrento Valley Road, Suite 140, San Diego, CA 92121
TheLuxView.com | L@TheLuxView.com

project information

Project Number:	2100098.RA
Drawn By:	SH
Checked By:	GWM
Issue Date:	4/24/23

sheet name

BUILDING S4 LEVEL 1 CODE PLAN

sheet number

GG-101

Sheet Of Sheets

PLANNING SUBMITTAL 4/15/2024

© 2017 Miller Architectural Corporation

BUILDING EGRESS SIZING

LEVEL 1 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (36/2 STAIRWAYS PROVIDED) =
3.6" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 3.6" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

50" PROVIDED > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH PROVIDED = 50" x 2 STAIRWAYS=100" STAIRWAY WIDTH PROVIDED
LEVEL 1

LEVEL 2 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (36/2 STAIRWAYS PROVIDED) =
3.6" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 3.6" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

50" PROVIDED > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH PROVIDED = 50" x 2 STAIRWAYS=100" STAIRWAY WIDTH PROVIDED
LEVEL 2

LEVEL 3 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (36/2 STAIRWAYS PROVIDED) =
3.6" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 3.6" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

50" PROVIDED > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH PROVIDED = 50" x 2 STAIRWAYS=100" STAIRWAY WIDTH PROVIDED
LEVEL 3

LEVEL 4 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (36/2 STAIRWAYS PROVIDED) =
3.6" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 3.6" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

50" PROVIDED > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH PROVIDED = 50" x 2 STAIRWAYS=100" STAIRWAY WIDTH PROVIDED
LEVEL 4

LEVEL 1 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (36/2 EXIT ACCESS DOORS PROVIDED) =
2.7" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 2.7" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 1 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 2 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (36/2 EXIT ACCESS DOORS PROVIDED) =
2.7" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 2.7" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 2 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 3 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (36/2 EXIT ACCESS DOORS PROVIDED) =
2.7" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 2.7" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 3 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 4 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (36/2 EXIT ACCESS DOORS PROVIDED) =
2.7" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 2.7" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 4 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 1 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 36 =
5.4" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 71" PROVIDED CORRIDOR WIDTH PROVIDED

LEVEL 2 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 36 =
5.4" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 71" PROVIDED CORRIDOR WIDTH PROVIDED

LEVEL 3 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 36 =
5.4" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 71" PROVIDED CORRIDOR WIDTH PROVIDED

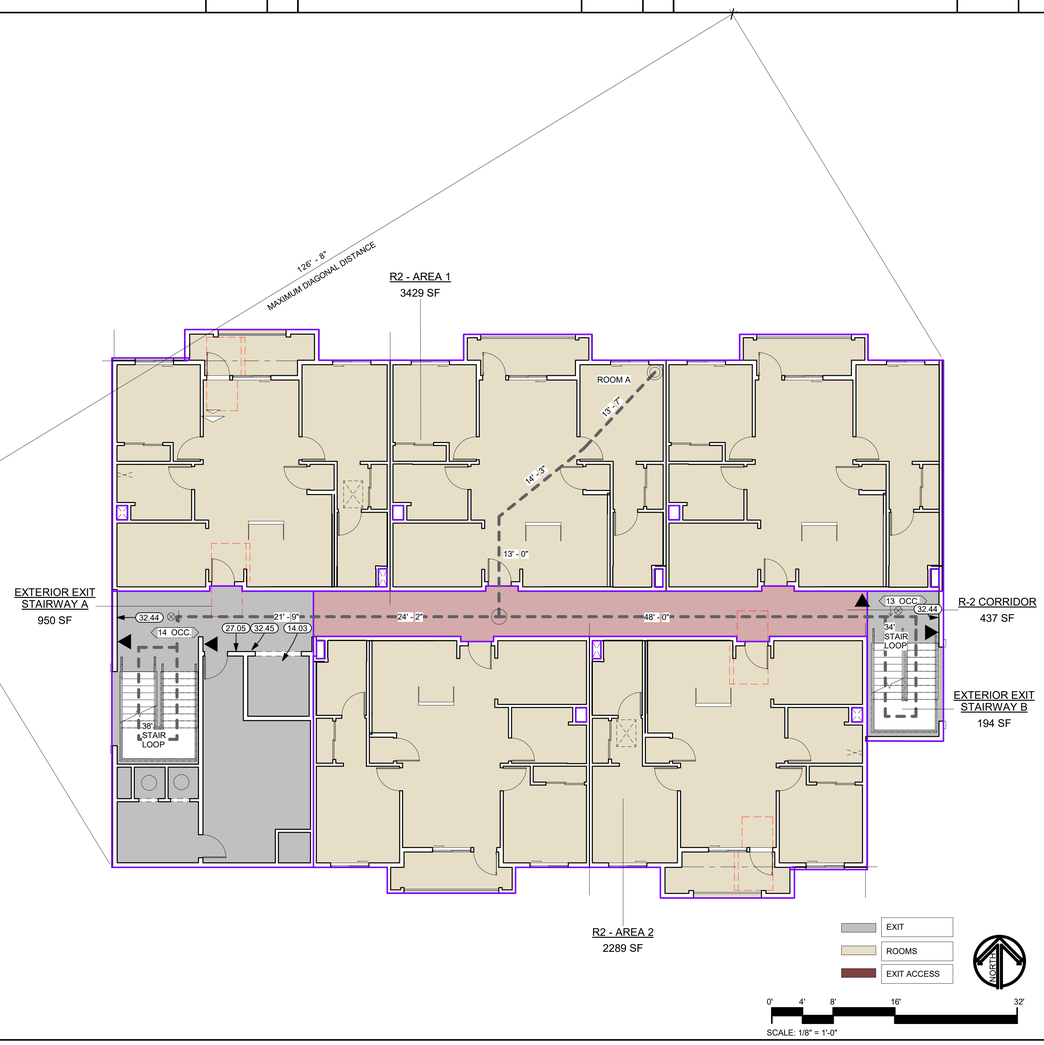
LEVEL 4 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 36 =
5.4" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 71" PROVIDED CORRIDOR WIDTH PROVIDED

EXIT SEPARATION DISTANCE

MINIMUM EXIT SEPARATION REQUIRED PER SECTION 1007.1.1, EXCEPTION 1 EXIT SEPARATION SHALL BE MEASURED ALONG SHORTEST DIRECT LINE OF TRAVEL WITHIN THE CORRIDOR. MEASUREMENT POINT SHALL BE MEASURED FOLLOWING 2. THE SEPARATION DISTANCE OF EXIT ACCESS STAIRWAYS SHALL BE MEASURED TO THE CLOSEST RISER.

BETWEEN EXIT 1 & 2
DIAGONAL DISTANCE: 126' - 8"
1/3 LENGTH OF OVERALL DIAGONAL DISTANCE: 42'-6" MIN. REQUIRED
SEPARATION DISTANCE PROVIDED: 93' - 3"



EGRESS PLAN LEVEL 2 | SCALE 1/8" = 1'-0" | 1

EXIT ACCESS TRAVEL DISTANCE

PER IBC 202, EXIT ACCESS DEFINED AS THAT PORTION OF A MEANS OF EGRESS SYSTEM THAT LEADS FROM ANY OCCUPIED PORTION OF A BUILDING OR STRUCTURE TO AN EXIT.

PER IBC TABLE 1017.2, AN R2 OCCUPANCY THAT IS SPRINKLERED HAS AN EXIT ACCESS TRAVEL DISTANCE OF 250 FT. SINCE THE STAIRS ARE PART OF THE EXIT, THE EXIT ACCESS TRAVEL DISTANCE BELOW IS CALCULATED FROM THE MOST REMOTE POINT OF AN OCCUPIED ROOM TO AN EXIT DOOR, WHICH MARKS THE BEGINNING OF THE EXIT PORTION OF THE MEANS OF EGRESS SYSTEM.

LEVEL 1 EXIT ACCESS TRAVEL DISTANCE
ROOM A TO EXTERIOR EXIT STAIRWAY B
91' - 9" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

LEVEL 2 EXIT ACCESS TRAVEL DISTANCE
ROOM A TO EXTERIOR EXIT STAIRWAY B
86' - 9" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

LEVEL 3 EXIT ACCESS TRAVEL DISTANCE
ROOM A TO EXTERIOR EXIT STAIRWAY B
86' - 9" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

LEVEL 4 EXIT ACCESS TRAVEL DISTANCE
ROOM A TO STAIRWAY B
86' - 9" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

COMMON PATH OF TRAVEL DISTANCE

PER IBC 202, COMMON PATH OF EGRESS TRAVEL DISTANCE IS THAT PORTION OF EXIT ACCESS TRAVEL DISTANCE MEASURE FROM THE MOST REMOTE POINT OF EACH ROOM, AREA OR SPACE TO THAT POINT WHERE THE OCCUPANTS HAVE SEPARATE AND DISTINCT ACCESS TO TWO EXITS OR EXIT ACCESS DOORWAYS.

PER IBC TABLE 1006.2.1, AN R2 OCCUPANCY THAT IS SPRINKLERED HAS A MAXIMUM COMMON PATH OF TRAVEL DISTANCE OF 125'-0".

LEVEL 1-4 COMMON PATH OF TRAVEL DISTANCE
ROOM A COMMON PATH OF TRAVEL DISTANCE:
45' PROVIDED < 125' COMMON PATH OF TRAVEL W/ SPRINKLER

ALL LIVING UNITS HAVE BETWEEN 41'-45' COMMON PATH OF TRAVEL DISTANCE. UNOCCUPIED SPACES HAVE EVEN LESS, THEREFORE MEETING CODE STANDARD.

NUMBER OF ACCESS TO EXITS BASED ON OCCUPANT LOAD

LEVEL 1 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 1 OCCUPANT LOAD 36 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 1
2 EXITS PROVIDED TO EXIT FROM LEVEL 1

LEVEL 2 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 2 OCCUPANT LOAD 36 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 2
2 EXITS PROVIDED TO EXIT FROM LEVEL 2

LEVEL 3 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 3 OCCUPANT LOAD 36 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 3
2 EXITS PROVIDED TO EXIT FROM LEVEL 3

LEVEL 4 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 4 OCCUPANT LOAD 36 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 4
2 EXITS PROVIDED TO EXIT FROM LEVEL 4

ALLOWABLE AREA

ALLOWABLE AREA & FRONTAGE INCREASE DATA:

CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION
R2 – APARTMENT HOUSES

CHAPTER 5 BUILDING HEIGHTS & AREAS
BUILDING HEIGHT 504.3
R2 – SM, TYPE VA, 60' MAX ALLOWABLE HEIGHT

NUMBER OF STORIES 504.4
R2 – S 4 STORIES

BUILDING AREA 506.2
R2-SM = 36,000 SQFT
NS = 12,000 SQFT

SECTION 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
R2 TYPE VA OCCUPANCY SM WITHOUT HEIGHT INCREASE

Aa= [At + (NS X If)]
Aa= [36,000 SQFT + (12,000 x If)]

SECTION 506.3.2 MINIMUM FRONTAGE DISTANCE
W=((L1 X W1 + L2 X W2 + L3 X W3…)/F

L1=WEST SIDE 218', L2 = SOUTH SIDE 212', L3= EAST SIDE 218', L4 = NORTH SIDE 212'

W=(218'X 18.8') + (212'X 30') + (218'X 23.3') + (212'X 30') =(4,098.4 + 6,360 + 5,079.4 + 6,360)/(212' + 218' + 212') = 21,897.8/.642 = 34
W=34

SECTION 5.6.3.3 AMOUNT OF INCREASE
If=F/P = 0.25/W/30
If=[642/860 – 0.25] 34/30 = 0.5 X 1.1 = 0.56
If=0.56

SECTION 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
Aa= [At + (NS X If)]
Aa= [36,000 SQFT + (12,000 x 0.56)]
Aa= 42,800 SQFT
Aa= 42,800 SQFT PER FLOOR

LEVEL 1-4 ALLOWABLE AREAS

NOTE: ACTUAL AREA BOUNDARY REMAINS THE SAME ON EVERY FLOOR.DUE TO DRAFTER INCONSISTENCIES SELECTING THE EXACT POINTS ON EVERY FLOOR, THIS VARIES BY A FEW SQ.FT DUE TO DRAFTER ERROR. WE USED THE AVERAGE FOR THE ACTUAL BUILDING AREA.

LEVEL 1: R-2 = (3,429 + 2,287 + 1,579)/42,800 SQFT=0.17
LEVEL 1 BUILDING AREA / ALLOWABLE AREA = 0.17 < 1

LEVEL 2: R-2 = (3,429 + 2,287 + 1,579)/42,800 SQFT=0.17
LEVEL 2 BUILDING AREA / ALLOWABLE AREA = 0.17 < 1

LEVEL 3: R-2 = (3,429 + 2,287 + 1,579)/42,800 SQFT=0.17
LEVEL 3 BUILDING AREA / ALLOWABLE AREA = 0.17 < 1

LEVEL 4: R-2 = (3,429 + 2,287 + 1,579)/42,800 SQFT=0.17
LEVEL 4: BUILDING AREA / ALLOWABLE AREA = 0.17 < 1

CONSTRUCTION TYPE

CHAPTER 6 – CONSTRUCTION TYPE

TABLE 601 FIRE RESISTANCE RATING
- PRIMARY STRUCTURAL FRAME: 1HR
- BEARING WALLS
  1. INTERIOR 1HR
  2. EXTERIOR 1HR
- NONBEARING WALLS & PARITIONS: 0HRS
- FLOOR CONSTRUCTION 1HR
- ROOF CONSTRUCTION 1HR
- RATING AT CORRIDOR & STAIRS 1HR
- RATING BETWEEN RESIDENCES 1HR

NOTE: PER CH. 6 AND 7, THESE NUMBERS WILL FOLLOW THE RATINGS STATED ABOVE IN THE BUILDING DATA SECTION, WHICH IS MORE STRINGENT FOR AN NFPA 13 BUILDING, 4 STORIES.

BETWEEN DWELLING UNITS:	2-HOUR
STAIRWELL:	2-HOUR
SHAFTS IN UNITS(CBC 713.4):	2-HOUR
FLOORS:	1-HOUR
CORRIDORS:	1-HOUR
ROOF:	1-HOUR

OCCUPANT LOAD

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
RESIDENTIAL = 200 GROSS

BUILDING OCCUPANT LOAD DATA:
LEVEL 1=
R-2 OCCUPANCY GROUP: (3,429 + 2,287 + 437 + 949) SQ. FT. / 200 GROSS = **36 OCCUPANTS**

LEVEL 2=
R-2 OCCUPANCY GROUP: (3,429 + 2,287) SQ. FT. / 200 GROSS = **36 OCCUPANTS**

LEVEL 3=
R-2 OCCUPANCY GROUP: (3,429 + 2,287) SQ. FT. / 200 GROSS = **36 OCCUPANTS**

LEVEL 4=
R-2 OCCUPANCY GROUP: (3,429 + 2,287) SQ. FT. / 200 GROSS = **36 OCCUPANTS**

BUILDING OCCUPANCY LOAD: 144

BUILDING DATA | SCALE 1/4" = 1'-0"

GENERAL NOTES:

1. S-2 & A-2 AREA OCCUPANTS WILL NOT DIFFER FROM R-2 AREA OCCUPANTS.
2. REEMERGENCE WALL TYPE ON SHEET **G-008.5**
3. CORRIDOR WIDTH SHALL BE A MINIMUM OF 60" IN WIDTH PER CBC 11A-1119A.4 & 1138A.1.2 "WIDTH FOR 2 WHEELCHAIRS PASSING"
4. DIMENSION LEGEND:
   - F.O.S. INDICATES FACE OF STUD
   - F.O.F. INDICATES FACE OF FINISH
   - CL P/W INDICATES CENTER OF PARTY WALL
   - F.E.C. INDICATES FIRE EXTINGUISHER CABINET
5. ALL DIMENSION TO F.O.S. UNLESS NOTES OTHERWISE.
6. REFER TO ENLARGED UNIT FLOOR PLANS FOR ADDITIONAL INFORMATION, DIMENSIONS, ETC. SHEETS **A-400 TO A-409**
7. SEE SHEET **G-008.5** FOR FLOOR ASSEMBLY.
8. SEE SHEET **G-501** AND **G-502** FOR ACCESSIBILITY REQUIREMENTS.
9. SEE ENLARGE PLANS FOR CEILINGS HEIGHTS AND FLOOR TRANSITIONS.
10. SEE SHEET **AG-601** FOR DOOR SCHEDULE
11. SEE SHEET **AG-602** FOR WINDOW SCHEDULE
12. SEE SHEET **AG-603** FOR FINISH SCHEDULE
13. SEE INTERIOR DESIGN FOR INTERIOR DETAILS AND FINISHES
14. ALL EXTERIOR EXIT STAIRWAYS TO BE A MIN. OF 2-HR RATED WALL.
15. ALL SHAFTS AND CHASES TO BE A MIN. OF 2-HR RATED WALL. REFERENCE ENLARGED UNIT FLOOR PLAN
16. CORRIDOR WIDTH SHALL BE A MINIMUM OF 60" IN WIDTH PER C.B.C 11A 1119A.4 & 1138A.1.2 "WIDTH FOR TWO WHEELCHAIRS PASSING"
17. PROJECT IS USING SECTION 3006.3 ITEM #5 FOR HOISTWAY PROTECTION. HOISTWAY DOOR HAS A FIRE RESISTANCE RATING IN ACCORDANCE WITH SECTION 708.7. HOISTWAY DOOR IS PROTECTED BY A LISTED SMOKE CONTAINMENT SYSTEM ESR-1136 AS LISTING REPORT NUMBER.
18. ELEVATOR SIZED TO ALLOW FOR EMERGENCY GURNEY SIZE 84" X 24"

PATH OF TRAVEL LEGEND

- EXIT SIGNAGE SEE G-501
- DENOTES START OF EXIT ACCESS TRAVEL DISTANCE PER CBC TABLE 1017.2
- DENOTES END OF COMMON PATH OF TRAVEL- TWO EXIT OPTIONS BECOME AVAILABLE PER CBC SECTION 1006
- DENOTES EXIT DISCHARGE AT PUBLIC WAY ON FIRST FLOOR
- INDICATES TACTILE EXIT SIGN
- DENOTES PATH OF TRAVEL PER CBC SECTION 1017
- TRAVEL DISTANCE TO EXIT DISCHARGE
- X'-X'/ 250'-0" — LENGTH OF MAX. TRAVEL DISTANCE TO EXIT DISCHARGE, C.B.C 1017.2
- 100 OCC — OCCUPANCY LOAD

BUILDING DATA

BUILDING DATA:

ZONING BUILDING HEIGHT :	52' - 0"
CODE BUILDING HEIGHT:	60' - 0"
ZONING NO. OF STORIES :	4
CODE NO. OF STORIES	4
TYPE of CONSTRUCTION :	VA
OCCUPANCY CLASSIFICATION :	LEVEL 1: R-2 LEVEL 2: R-2 LEVEL 3: R-2 LEVEL 4: R-2
AUTOMATIC FIRE SPRINKLER :	NFPA-13; 903.3.1.1
ZONING DISTRICT :	EV2500
NATURE OF BUSINESS :	RESIDENTIAL APARTMENTS

GROSS BUILDING AREA

1ST FLOOR	7,666 SQ. FT.
2ND FLOOR	7, 300 SQ. FT.
3RD FLOOR	7,300 SQ. FT.
4TH FLOOR	7,300 SQ. FT.
TOTAL	29,566 SQ. FT.

GROSS BUILDING AREA | SCALE 1" = 1'-0"

KEYNOTE LEGEND

Key Value	Keynote Text
14.03	Medical Emergency Service Elevator Per CBC Section 3002.4a
27.05	Two-way communication per CBC 1009.8.Directions for the use of two-way communication system shall be provided in accordance with CBC Section 1009.8.2
32.44	Directional Signage per CBC 1009.10
32.45	Star of Life Signage on both sides of hoistway door frame per CBC 3002.4

MILLER
architecture
interiors
planning

1177 Idaho Street, Suite 200
Redlands, CA 92374
Phone: 909-335-7400
Fax: 909-335-7299
info@miller-aip.com

LICENSED ARCHITECT
GARY W. MILLER
No. C14635
REN. 9-30-25
STATE OF CALIFORNIA

owner approval

initials	date	phase

revisions/addenda

#	Date	Comment

NOT FOR BID OR CONSTRUCTION

LUXVIEW APARTMENTS
1600 ORANGE AVE
REDLANDS, CALIFORNIA 92373

LUXVIEW PROPERTIES
11230 Sorrento Valley Road, Suite 140, San Diego, CA 92121
TheLuxView.com | L@TheLuxView.com

project information

Project Number:	2100098.RA
Drawn By:	SH
Checked By:	GWM
Issue Date:	4/24/23

sheet name
BUILDING S4 LEVEL 2 CODE PLAN

sheet number
GG-102

Sheet Of Sheets

PLANNING SUBMITTAL 4/15/2024

© 2017 Miller Architectural Corporation

BUILDING EGRESS SIZING

LEVEL 1 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (36/2 STAIRWAYS PROVIDED) =
3.6" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 3.6" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

50" PROVIDED > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH PROVIDED = 50" x 2 STAIRWAYS=100" STAIRWAY WIDTH PROVIDED
LEVEL 1

LEVEL 2 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (36/2 STAIRWAYS PROVIDED) =
3.6" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 3.6" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

50" PROVIDED > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH PROVIDED = 50" x 2 STAIRWAYS=100" STAIRWAY WIDTH PROVIDED
LEVEL 2

LEVEL 3 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (36/2 STAIRWAYS PROVIDED) =
3.6" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 3.6" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

50" PROVIDED > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH PROVIDED = 50" x 2 STAIRWAYS=100" STAIRWAY WIDTH PROVIDED
LEVEL 3

LEVEL 4 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (36/2 STAIRWAYS PROVIDED) =
3.6" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 3.6" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

50" PROVIDED > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH PROVIDED = 50" x 2 STAIRWAYS=100" STAIRWAY WIDTH PROVIDED
LEVEL 4

LEVEL 1 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (36/2 EXIT ACCESS DOORS PROVIDED) =
2.7" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 2.7" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 1 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 2 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (36/2 EXIT ACCESS DOORS PROVIDED) =
2.7" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 2.7" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 2 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 3 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (36/2 EXIT ACCESS DOORS PROVIDED) =
2.7" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 2.7" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 3 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 4 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (36/2 EXIT ACCESS DOORS PROVIDED) =
2.7" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 2.7" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 4 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 1 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 36 =
5.4" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 71" PROVIDED CORRIDOR WIDTH PROVIDED

LEVEL 2 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 36 =
5.4" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 71" PROVIDED CORRIDOR WIDTH PROVIDED

LEVEL 3 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 36 =
5.4" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 71" PROVIDED CORRIDOR WIDTH PROVIDED

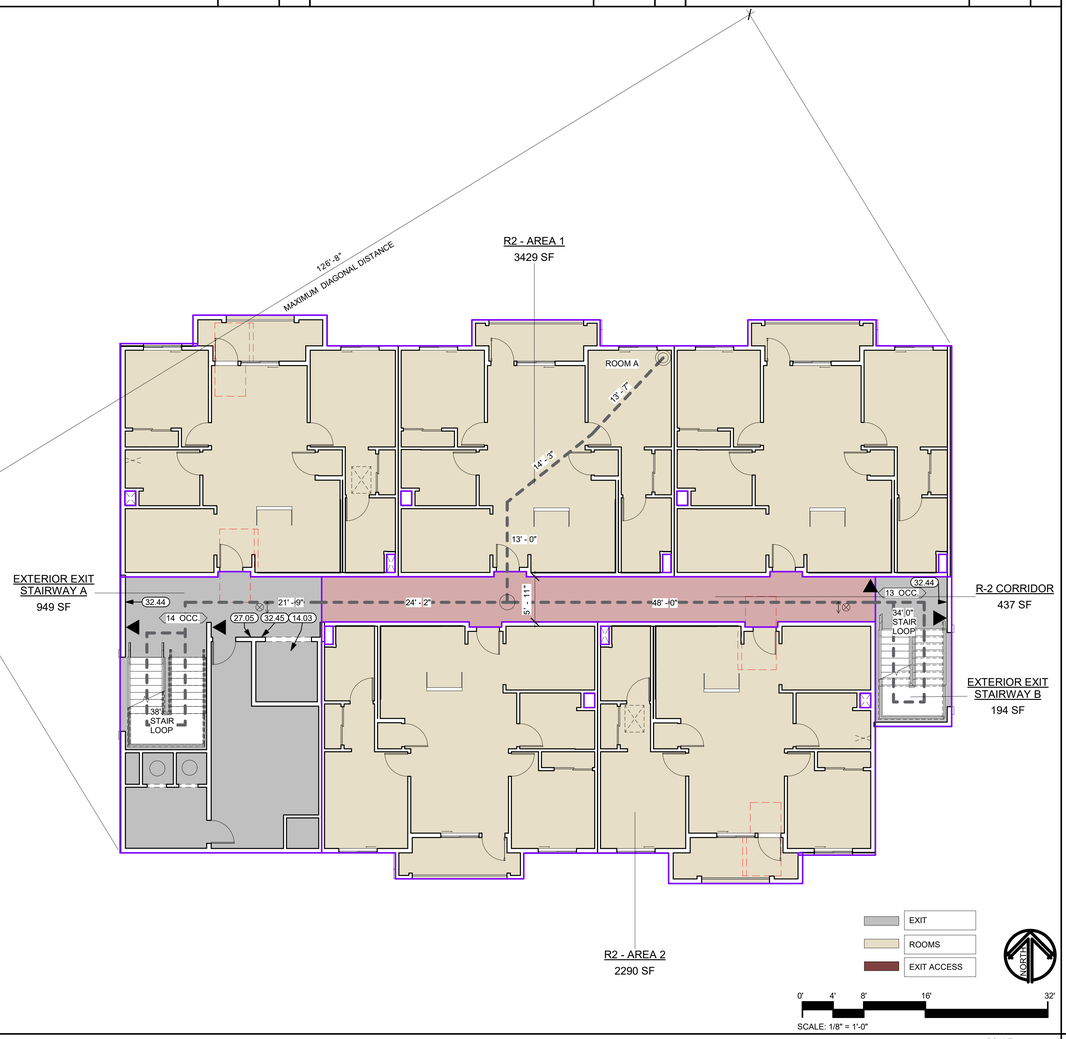
LEVEL 4 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 36 =
5.4" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 71" PROVIDED CORRIDOR WIDTH PROVIDED

EXIT SEPARATION DISTANCE

MINIMUM EXIT SEPARATION REQUIRED PER SECTION 1007.1.1, EXCEPTION 1 EXIT SEPARATION SHALL BE MEASURED ALONG SHORTEST DIRECT LINE OF TRAVEL WITHIN THE CORRIDOR. MEASUREMENT POINT SHALL BE MEASURED FOLLOWING 2. THE SEPARATION DISTANCE OF EXIT ACCESS STAIRWAYS SHALL BE MEASURED TO THE CLOSEST RISER.

BETWEEN EXIT 1 & 2
DIAGONAL DISTANCE: 126' - 8"
1/3 LENGTH OF OVERALL DIAGONAL DISTANCE: 42'-6" MIN. REQUIRED
SEPARATION DISTANCE PROVIDED: 93' - 3"



EXIT ACCESS TRAVEL DISTANCE

PER IBC 202, EXIT ACCESS DEFINED AS THAT PORTION OF A MEANS OF EGRESS SYSTEM THAT LEADS FROM ANY OCCUPIED PORTION OF A BULDING OR STRUCTURE TO AN EXIT.

PER IBC TABLE 1017.2, AN R2 OCCUPANCY THAT IS SPRINKLERED HAS AN EXIT ACCESS TRAVEL DISTANCE OF 250 FT. SINCE THE STAIRS ARE PART OF THE EXIT, THE EXIT ACCESS TRAVEL DISTANCE BELOW IS CALCULATED FROM THE MOST REMOTE POINT OF AN OCCUPIED ROOM TO AN EXIT DOOR, WHICH MARKS THE BEGINNING OF THE EXIT PORTION OF THE MEANS OF EGRESS SYSTEM.

LEVEL 1 EXIT ACCESS TRAVEL DISTANCE
ROOM A TO EXTERIOR EXIT STAIRWAY B
91' - 9" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

LEVEL 2 EXIT ACCESS TRAVEL DISTANCE
ROOM A TO EXTERIOR EXIT STAIRWAY B
86' - 9" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

LEVEL 3 EXIT ACCESS TRAVEL DISTANCE
ROOM A TO EXTERIOR EXIT STAIRWAY B
86' - 9" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

LEVEL 4 EXIT ACCESS TRAVEL DISTANCE
ROOM A TO STAIRWAY B
86' - 9" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

COMMON PATH OF TRAVEL DISTANCE

PER IBC 202, COMMON PATH OF EGRESS TRAVEL DISTANCE IS THAT PORTION OF EXIT ACCESS TRAVEL DISTANCE MEASURE FROM THE MOST REMOTE POINT OF EACH ROOM, AREA OR SPACE TO THAT POINT WHERE THE OCCUPANTS HAVE SEPARATE AND DISTINCT ACCESS TO TWO EXITS OR EXIT ACCESS DOORWAYS.

PER IBC TABLE 1006.2.1, AN R2 OCCUPANCY THAT IS SPRINKLERED HAS A MAXIMUM COMMON PATH OF TRAVEL DISTANCE OF 125'-0".

LEVEL 1-4 COMMON PATH OF TRAVEL DISTANCE
ROOM A COMMON PATH OF TRAVEL DISTANCE
45' PROVIDED < 125' COMMON PATH OF TRAVEL W/ SPRINKLER

ALL LIVING UNITS HAVE BETWEEN 41'-45' COMMON PATH OF TRAVEL DISTANCE. UNOCCUPIED SPACES HAVE EVEN LESS, THEREFORE MEETING CODE STANDARD.

NUMBER OF ACCESS TO EXITS BASED ON OCCUPANT LOAD

LEVEL 1 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 1 OCCUPANT LOAD 36 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 1
2 EXITS PROVIDED TO EXIT FROM LEVEL 1

LEVEL 2 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 2 OCCUPANT LOAD 36 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 2
2 EXITS PROVIDED TO EXIT FROM LEVEL 2

LEVEL 3 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 3 OCCUPANT LOAD 36 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 3
2 EXITS PROVIDED TO EXIT FROM LEVEL 3

LEVEL 4 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 4 OCCUPANT LOAD 36 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 4
2 EXITS PROVIDED TO EXIT FROM LEVEL 4

ALLOWABLE AREA

ALLOWABLE AREA & FRONTAGE INCREASE DATA:

CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION
R2 – APARTMENT HOUSES

CHAPTER 5 BUILDING HEIGHTS & AREAS
BUILDING HEIGHT 504.3
R2 – SM, TYPE VA, 60' MAX ALLOWABLE HEIGHT

NUMBER OF STORIES 504.4
R2 – S 4 STORIES

BUILDING AREA 506.2
R2-SM = 36,000 SQFT
NS = 12,000 SQFT

SECTION 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
R2 TYPE VA OCCUPANCY SM WITHOUT HEIGHT INCREASE

Aa= [At + (NS X If)]
Aa= [36,000 SQFT + (12,000 x If)]

SECTION 506.3.2 MINIMUM FRONTAGE DISTANCE
W=[L1 X W1 + L2 X W2 + L3 X W3…)/F

L1=WEST SIDE 218', L2 = SOUTH SIDE 212', L3= EAST SIDE 218', L4 = NORTH SIDE 212'

W=(218'X 18.9') + (212'X 30') + (218'X 23.3') + (212'X 30') =(4,098.4 + 6,360 + 5,079.4 + 6,360)/(212' + 218' + 212') = 21,897.8/642 = 34
W=34

SECTION 5.6.3.3 AMOUNT OF INCREASE
If=[F/P – 0.25]W/30
If=[642/860 – 0.25] 34/30 = 0.5 X 1.1 = 0.56
If=0.56

SECTION 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
Aa= [At + (NS X If)]
Aa= [36,000 SQFT + (12,000 x 0.56)]
Aa= 42,800 SQFT
Aa= 42,800 SQFT PER FLOOR

LEVEL 1-4 ALLOWABLE AREAS

NOTE: ACTUAL AREA BOUNDARY REMAINS THE SAME ON EVERY FLOOR.DUE TO DRAFTER INCONSISTENCIES SELECTING THE EXACT POINTS ON EVERY FLOOR, THIS VARIES BY A FEW SQ.FT DUE TO DRAFTER ERROR. WE USED THE AVERAGE FOR THE ACTUAL BUILDING AREA.

LEVEL 1: R-2 = (3,429 + 2,287 + 1,579)/42,800 SQFT=0.17
LEVEL 1 BUILDING AREA / ALLOWABLE AREA = 0.17 < 1

LEVEL 2: R-2 = (3,429 + 2,287 + 1,579)/42,800 SQFT=0.17
LEVEL 2 BUILDING AREA / ALLOWABLE AREA = 0.17 < 1

LEVEL 3: R-2 = (3,429 + 2,287 + 1,579)/42,800 SQFT=0.17
LEVEL 3 BUILDING AREA / ALLOWABLE AREA = 0.17 < 1

LEVEL 4: R-2 = (3,429 + 2,287 + 1,579)/42,800 SQFT=0.17
LEVEL 4: BUILDING AREA / ALLOWABLE AREA = 0.17 < 1

CONSTRUCTION TYPE

CHAPTER 6 – CONSTRUCTION TYPE

TABLE 601 FIRE RESISTANCE RATING

• PRIMARY STRUCTURAL FRAME:	1HR
• BEARING WALLS	
1. INTERIOR	1HR
2. EXTERIOR	1HR
• NONBEARING WALLS & PARITIONS:	0HRS
• FLOOR CONSTRUCTION	1HR
• ROOF CONSTRUCTION	1HR
• RATING AT CORRIDOR & STAIRS	1HR
• RATING BETWEEN RESIDENCES	1HR

NOTE: PER CH. 6 AND 7, THESE NUMBERS WILL FOLLOW THE RATINGS STATED ABOVE IN THE BUILDING DATA SECTION, WHICH IS MORE STRINGENT FOR AN NFPA 13 BUILDING, 4 STORIES.

BETWEEN DWELLING UNITS:	2-HOUR
STAIRWELL:	2-HOUR
SHAFTS IN UNITS(CBC 713.4):	2-HOUR
FLOORS:	1-HOUR
CORRIDORS:	1-HOUR
ROOF:	1-HOUR

OCCUPANT LOAD

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
RESIDENTIAL = 200 GROSS

BUILDING OCCUPANT LOAD DATA:
LEVEL 1=
R-2 OCCUPANCY GROUP: (3,429 + 2,287 + 437 + 949) SQ. FT. / 200 GROSS = **36 OCCUPANTS**

LEVEL 2=
R-2 OCCUPANCY GROUP: (3,429 + 2,287) SQ. FT. / 200 GROSS = **36 OCCUPANTS**

LEVEL 3=
R-2 OCCUPANCY GROUP: (3,429 + 2,287) SQ. FT. / 200 GROSS = **36 OCCUPANTS**

LEVEL 4=
R-2 OCCUPANCY GROUP: (3,429 + 2,287) SQ. FT. / 200 GROSS = **36 OCCUPANTS**

BUILDING OCCUPANCY LOAD: 144

GENERAL NOTES:

1. S-2 & A-2 AREA OCCUPANTS WILL NOT DIFFER FROM R-2 AREA OCCUPANTS.
2. REEMERGENCE WALL TYPE ON SHEET **G-008.5**
3. CORRIDOR WIDTH SHALL BE A MINIMUM OF 60" IN WIDTH PER CBC 11A-1119A.4 & 1138A.1.2 "WIDTH FOR 2 WHEELCHAIRS PASSING"
4. DIMENSION LEGEND:
   - F.O.S. INDICATES FACE OF STUD
   - F.O.F. INDICATES FACE OF FINISH
   - CL PW INDICATES CENTER OF PARTY WALL
   - F.E.C. INDICATES FIRE EXTINGUISHER CABINET
5. ALL DIMENSION TO F.O.S. UNLESS NOTES OTHERWISE
6. REFER TO ENLARGED UNIT FLOOR PLANS FOR ADDITIONAL INFORMATION, DIMENSIONS, ETC. SHEETS **A-400 TO A-409**.
7. SEE SHEET **G-008.5** FOR FLOOR ASSEMBLY.
8. SEE SHEET **G-501** AND **G-502** FOR ACCESSIBILITY REQUIREMENTS.
9. SEE ENLARGE PLANS FOR CEILINGS HEIGHTS AND FLOOR TRANSITIONS.
10. SEE SHEET **AG-601** FOR DOOR SCHEDULE
11. SEE SHEET **AG-602** FOR WINDOW SCHEDULE
12. SEE SHEET **AG-603** FOR FINISH SCHEDULE.
13. SEE INTERIOR DESIGN FOR INTERIOR DETAILS AND FINISHES
14. ALL EXTERIOR EXIT STAIRWAYS TO BE A MIN. OF 2-HR RATED WALL.
15. ALL SHAFTS AND CHASES TO BE A MIN. OF 2-HR RATED WALL. REFERENCE ENLARGED UNIT FLOOR PLAN
16. CORRIDOR WIDTH SHALL BE A MINIMUM OF 60" IN WIDTH PER C.B.C 11A 1119A.4 & 1138A.1.2 "WIDTH FOR TWO WHEELCHAIRS PASSING"
17. PROJECT IS USING SECTION 3006.3 ITEM #5 FOR HOISTWAY PROTECTION. HOISTWAY DOOR HAS A FIRE RESISTANCE RATING IN ACCORDANCE WITH SECTION 708.7. HOISTWAY DOOR IS PROTECTED BY A LISTED SMOKE CONTAINMENT SYSTEM ESR-1136 AS LISTING REPORT NUMBER.
18. ELEVATOR SIZED TO ALLOW FOR EMERGENCY GURNEY SIZE 84" X 24"

PATH OF TRAVEL LEGEND

- EXIT SIGNAGE SEE G-501
- DENOTES START OF EXIT ACCESS TRAVEL DISTANCE PER CBC TABLE 1017.2
- DENOTES END OF COMMON PATH OF TRAVEL- TWO EXIT OPTIONS BECOME AVAILABLE PER CBC SECTION 1006
- DENOTES EXIT DISCHARGE AT PUBLIC WAY ON FIRST FLOOR
- INDICATES TACTILE EXIT SIGN
- DENOTES PATH OF TRAVEL PER CBC SECTION 1017
- TRAVEL DISTANCE TO EXIT DISCHARGE
- X'-X"/ 250'-0" — LENGTH OF MAX. TRAVEL DISTANCE TO EXIT DISCHARGE, C.B.C 1017.2
- 100 OCC — OCCUPANCY LOAD

BUILDING DATA

BUILDING DATA:

ZONING BUILDING HEIGHT :	52' - 0"
CODE BUILDING HEIGHT:	60' - 0"
ZONING NO. OF STORIES :	4
CODE NO. OF STORIES	4
TYPE of CONSTRUCTION :	VA
OCCUPANCY CLASSIFICATION :	LEVEL 1: R-2
	LEVEL 2: R-2
	LEVEL 3: R-2
	LEVEL 4: R-2
AUTOMATIC FIRE SPRINKLER :	NFPA-13, 903.3.1.1
ZONING DISTRICT :	EV2500
NATURE OF BUSINESS :	RESIDENTIAL APARTMENTS

GROSS BUILDING AREA

1ST FLOOR	7,666 SQ. FT.
2ND FLOOR	7, 300 SQ. FT.
3RD FLOOR	7,300 SQ. FT.
4TH FLOOR	7,300 SQ. FT.
TOTAL	29,566 SQ. FT.

GROSS BUILDING AREA — SCALE 1" = 1'-0"

KEYNOTE LEGEND

Key Value	Keynote Text
14.03	Medical Emergency Service Elevator Per CBC Section 3002.4a
27.05	Two-way communication per CBC 1009.8.Directions for the use of two-way communication system shall be provided in accordance with CBC Section 1009.8.2
32.44	Directional Signage per CBC 1009.10
32.45	Star of Life Signage on both sides of hoistway door frame per CBC 3002.4

MILLER
architecture
interiors
planning
1177 Idaho Street, Suite 200
Redlands, CA 92374
Phone: 909-335-7400
Fax: 909-335-7299
info@miller-aip.com

LICENSED ARCHITECT
GARY W. MILLER
No. C14635
REN. 9-30-25
STATE OF CALIFORNIA

owner approval

initials	date	phase

revisions/addenda

#	Date	Comment

NOT FOR BID OR CONSTRUCTION

LUXVIEW APARTMENTS
1600 ORANGE AVE
REDLANDS, CALIFORNIA 92373

LUXVIEW PROPERTIES
11230 Sorrento Valley Road, Suite 140, San Diego, CA 92121
TheLuxView.com | L@TheLuxView.com

project information

Project Number:	2100098.RA
Drawn By:	SH
Checked By:	GWM
Issue Date:	4/24/23

sheet name
BUILDING S4 LEVEL 3 CODE PLAN

sheet number
GG-103

Sheet Of Sheets

EGRESS PLAN LEVEL 3 — SCALE 1/8" = 1'-0" — 1

BUILDING DATA — SCALE 1/4" = 1'-0"

© 2017 Miller Architectural Corporation

BUILDING EGRESS SIZING

LEVEL 1 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (36/2 STAIRWAYS PROVIDED) =
3.6" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 3.6" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

50" PROVIDED > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH PROVIDED = 50" x 2 STAIRWAYS=100" STAIRWAY WIDTH PROVIDED
LEVEL 1

LEVEL 2 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (36/2 STAIRWAYS PROVIDED) =
3.6" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 3.6" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

50" PROVIDED > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH PROVIDED = 50" x 2 STAIRWAYS=100" STAIRWAY WIDTH PROVIDED
LEVEL 2

LEVEL 3 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (36/2 STAIRWAYS PROVIDED) =
3.6" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 3.6" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

50" PROVIDED > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH PROVIDED = 50" x 2 STAIRWAYS=100" STAIRWAY WIDTH PROVIDED
LEVEL 3

LEVEL 4 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (36/2 STAIRWAYS PROVIDED) =
3.6" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 3.6" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

50" PROVIDED > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH PROVIDED = 50" x 2 STAIRWAYS=100" STAIRWAY WIDTH PROVIDED
LEVEL 4

LEVEL 1 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (36/2 EXIT ACCESS DOORS PROVIDED) =
2.7" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 2.7" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 1 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 2 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (36/2 EXIT ACCESS DOORS PROVIDED) =
2.7" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 2.7" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 2 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 3 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (36/2 EXIT ACCESS DOORS PROVIDED) =
2.7" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 2.7" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 3 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 4 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (36/2 EXIT ACCESS DOORS PROVIDED) =
2.7" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 2.7" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

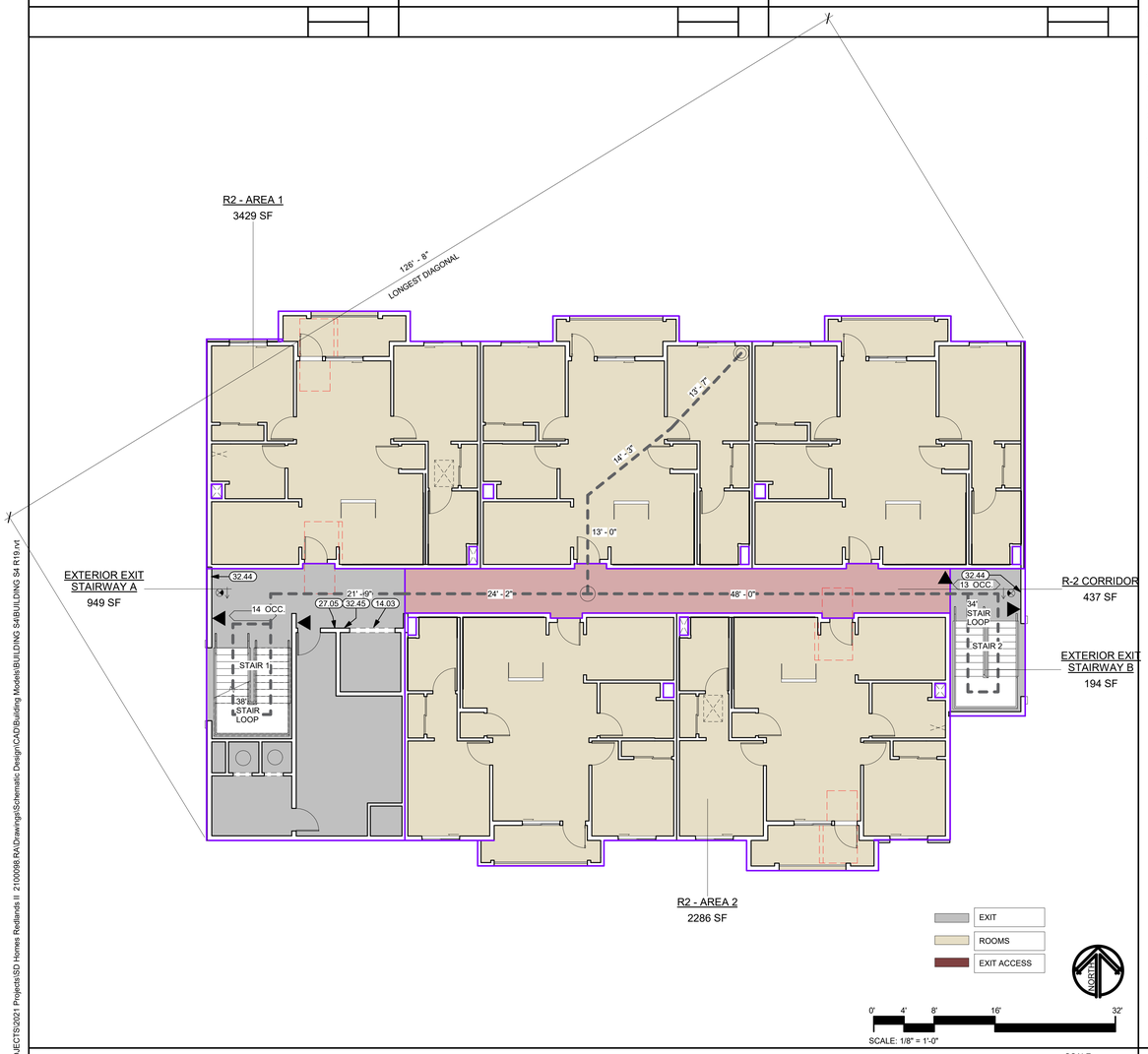
NO EXIT ACCESS DOORS PROVIDED ON LEVEL 4 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

EXIT SEPARATION DISTANCE

MINIMUM EXIT SEPARATION REQUIRED PER SECTION 1007.1.1, EXCEPTION 1 EXIT SEPARATION SHALL BE MEASURED ALONG SHORTEST DIRECT LINE OF TRAVEL WITHIN THE CORRIDOR. MEASUREMENT POINT SHALL BE MEASURED FOLLOWING 2. THE SEPARATION DISTANCE OF EXIT ACCESS STAIRWAYS SHALL BE MEASURED TO THE CLOSEST RISER.

BETWEEN EXIT 1 & 2

DIAGONAL DISTANCE:	126' - 8"
1/3 LENGTH OF OVERALL DIAGONAL DISTANCE:	42'-6" MIN. REQUIRED
SEPARATION DISTANCE PROVIDED:	93' - 3"



EGRESS PLAN LEVEL 4 | SCALE 1/8" = 1'-0" | 1

EXIT ACCESS TRAVEL DISTANCE

PER IBC 202, EXIT ACCESS DEFINED AS THAT PORTION OF A MEANS OF EGRESS SYSTEM THAT LEADS FROM ANY OCCUPIED PORTION OF A BUILDING OR STRUCTURE TO AN EXIT.

PER IBC TABLE 1017.2, AN R2 OCCUPANCY THAT IS SPRINKLERED HAS AN EXIT ACCESS TRAVEL DISTANCE OF 250 FT. SINCE THE STAIRS ARE PART OF THE EXIT, THE EXIT ACCESS TRAVEL DISTANCE BELOW IS CALCULATED FROM THE MOST REMOTE POINT OF AN OCCUPIED ROOM TO AN EXIT DOOR, WHICH MARKS THE BEGINNING OF THE EXIT PORTION OF THE MEANS OF EGRESS SYSTEM.

LEVEL 1 EXIT ACCESS TRAVEL DISTANCE
ROOM A TO EXTERIOR EXIT STAIRWAY B
91' - 9" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

LEVEL 2 EXIT ACCESS TRAVEL DISTANCE
ROOM A TO EXTERIOR EXIT STAIRWAY B
86' - 9" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

LEVEL 3 EXIT ACCESS TRAVEL DISTANCE
ROOM A TO EXTERIOR EXIT STAIRWAY B
86' - 9" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

LEVEL 4 EXIT ACCESS TRAVEL DISTANCE
ROOM A TO STAIRWAY B
86' - 9" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

COMMON PATH OF TRAVEL DISTANCE

PER IBC 202, COMMON PATH OF EGRESS TRAVEL DISTANCE IS THAT PORTION OF EXIT ACCESS TRAVEL DISTANCE MEASURE FROM THE MOST REMOTE POINT OF EACH ROOM, AREA OR SPACE TO THAT POINT WHERE THE OCCUPANTS HAVE SEPARATE AND DISTINCT ACCESS TO TWO EXITS OR EXIT ACCESS DOORWAYS.

PER IBC TABLE 1006.2.1, AN R2 OCCUPANCY THAT IS SPRINKLERED HAS A MAXIMUM COMMON PATH OF TRAVEL DISTANCE OF 125'-0".

LEVEL 1-4 COMMON PATH OF TRAVEL DISTANCE
ROOM A COMMON PATH OF TRAVEL DISTANCE
45' PROVIDED < 125' COMMON PATH OF TRAVEL W/ SPRINKLER

ALL LIVING UNITS HAVE BETWEEN 41'-45' COMMON PATH OF TRAVEL DISTANCE. UNOCCUPIED SPACES HAVE EVEN LESS, THEREFORE MEETING CODE STANDARD.

NUMBER OF ACCESS TO EXITS BASED ON OCCUPANT LOAD

LEVEL 1 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 1 OCCUPANT LOAD 36 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 1
2 EXITS PROVIDED TO EXIT FROM LEVEL 1

LEVEL 2 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 2 OCCUPANT LOAD 36 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 2
2 EXITS PROVIDED TO EXIT FROM LEVEL 2

LEVEL 3 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 3 OCCUPANT LOAD 36 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 3
2 EXITS PROVIDED TO EXIT FROM LEVEL 3

LEVEL 4 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 4 OCCUPANT LOAD 36 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 4
2 EXITS PROVIDED TO EXIT FROM LEVEL 4

ALLOWABLE AREA

ALLOWABLE AREA & FRONTAGE INCREASE DATA:

CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION
R2 – APARTMENT HOUSES

CHAPTER 5 BUILDING HEIGHTS & AREAS
BUILDING HEIGHT 504.3
R2 – SM, TYPE VA, 60' MAX ALLOWABLE HEIGHT

NUMBER OF STORIES 504.4
R2 – S 4 STORIES

BUILDING AREA 506.2
R2-SM = 36,000 SQFT
NS = 12,000 SQFT

SECTION 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
R2 TYPE VA OCCUPANCY SM WITHOUT HEIGHT INCREASE

Aa= [At + (NS X If)]
Aa= [36,000 SQFT + (12,000 x If)]

SECTION 506.3.2 MINIMUM FRONTAGE DISTANCE
W=(L1 X W1 + L2 X W2 + L3 X W3…)/F

L1=WEST SIDE 218', L2 = SOUTH SIDE 212', L3= EAST SIDE 218', L4 = NORTH SIDE 212'

W=(218'X 18.8') + (212'X 30') + (218'X 23.3') + (212'X 30') =(4,098.4 + 6,360 + 5,079.4 + 6,360)/(212' + 218' + 212') = 21,897.8/ 642 = 34
W=34

SECTION 5.6.3.3 AMOUNT OF INCREASE
If=[F/P – 0.25]/0.30
If=[642/860 – 0.25] 34/30 = 0.5 X 1.1 = 0.56
If=0.56

SECTION 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
Aa= [At + (NS X If)]
Aa= [36,000 SQFT + (12,000 x 0.56)]
Aa= 42,800 SQFT
Aa= 42,800 SQFT PER FLOOR

LEVEL 1-4 ALLOWABLE AREAS

NOTE: ACTUAL AREA BOUNDARY REMAINS THE SAME ON EVERY FLOOR.DUE TO DRAFTER INCONSISTENCIES SELECTING THE EXACT POINTS ON EVERY FLOOR. THIS VARIES BY A FEW SQ.FT DUE TO DRAFTER ERROR. WE USED THE AVERAGE FOR THE ACTUAL BUILDING AREA.

LEVEL 1: R-2 = (3,429 + 2,287 + 1,579)/42,800 SQFT=0.17
LEVEL 1 BUILDING AREA / ALLOWABLE AREA = 0.17 < 1

LEVEL 2: R-2 = (3,429 + 2,287 + 1,579)/42,800 SQFT=0.17
LEVEL 2 BUILDING AREA / ALLOWABLE AREA = 0.17 < 1

LEVEL 3: R-2 = (3,429 + 2,287 + 1,579)/42,800 SQFT=0.17
LEVEL 3 BUILDING AREA / ALLOWABLE AREA = 0.17 < 1

LEVEL 4: R-2 = (3,429 + 2,287 + 1,579)/42,800 SQFT=0.17
LEVEL 4: BUILDING AREA / ALLOWABLE AREA = 0.17 < 1

CONSTRUCTION TYPE

CHAPTER 6 – CONSTRUCTION TYPE

TABLE 601 FIRE RESISTANCE RATING

• PRIMARY STRUCTURAL FRAME:	1HR
• BEARING WALLS	
1. INTERIOR	1HR
2. EXTERIOR	1HR
• NONBEARING WALLS & PARITIONS:	0HRS
• FLOOR CONSTRUCTION	1HR
• ROOF CONSTRUCTION	1HR
• RATING AT CORRIDOR & STAIRS	1HR
• RATING BETWEEN RESIDENCES	1HR

NOTE: PER CH. 6 AND 7, THESE NUMBERS WILL FOLLOW THE RATINGS STATED ABOVE IN THE BUILDING DATA SECTION, WHICH IS MORE STRINGENT FOR AN NFPA 13 BUILDING, 4 STORIES.

BETWEEN DWELLING UNITS:	2-HOUR
STAIRWELL:	2-HOUR
SHAFTS IN UNITS(CBC 713.4):	2-HOUR
FLOORS:	1-HOUR
CORRIDORS:	1-HOUR
ROOF:	1-HOUR

OCCUPANT LOAD

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
RESIDENTIAL = 200 GROSS

BUILDING OCCUPANT LOAD DATA:
LEVEL 1=
R-2 OCCUPANCY GROUP: (3,429 + 2,287 + 437 + 949) SQ. FT. / 200 GROSS = **36 OCCUPANTS**

LEVEL 2=
R-2 OCCUPANCY GROUP: (3,429 + 2,287) SQ. FT. / 200 GROSS = **36 OCCUPANTS**

LEVEL 3=
R-2 OCCUPANCY GROUP: (3,429 + 2,287) SQ. FT. / 200 GROSS = **36 OCCUPANTS**

LEVEL 4=
R-2 OCCUPANCY GROUP: (3,429 + 2,287) SQ. FT. / 200 GROSS = **36 OCCUPANTS**

BUILDING OCCUPANCY LOAD: 144

BUILDING DATA | SCALE 1/4" = 1'-0"

GENERAL NOTES:

1. S-2 & A-2 AREA OCCUPANTS WILL NOT DIFFER FROM R-2 AREA OCCUPANTS.
2. REEMERGENCE WALL TYPE ON SHEET **G-008.5**
3. CORRIDOR WIDTH SHALL BE A MINIMUM OF 60" IN WIDTH PER CBC 11A-1119A.4 & 1138A.1.2 "WIDTH FOR 2 WHEELCHAIRS PASSING"
4. DIMENSION LEGEND:
   - F.O.S. INDICATES FACE OF STUD
   - F.O.F. INDICATES FACE OF FINISH
   - CL PW INDICATES CENTER OF PARTY WALL
   - F.E.C. INDICATES FIRE EXTINGUISHER CABINET
5. ALL DIMENSION TO F.O.S. UNLESS NOTES OTHERWISE
6. REFER TO ENLARGED UNIT FLOOR PLANS FOR ADDITIONAL INFORMATION, DIMENSIONS, ETC. SHEETS **A-400 TO A-409**
7. SEE SHEET **G-008.5** FOR FLOOR ASSEMBLY.
8. SEE SHEET **G-501** AND **G-502** FOR ACCESSIBILITY REQUIREMENTS.
9. SEE ENLARGE PLANS FOR CEILINGS HEIGHTS AND FLOOR TRANSITIONS.
10. SEE SHEET **AG-601** FOR DOOR SCHEDULE
11. SEE SHEET **AG-602** FOR WINDOW SCHEDULE
12. SEE SHEET **AG-603** FOR FINISH SCHEDULE
13. SEE INTERIOR DESIGN FOR INTERIOR DETAILS AND FINISHES
14. ALL EXTERIOR EXIT STAIRWAYS TO BE A MIN. OF 2-HR RATED WALL.
15. ALL SHAFTS AND CHASES TO BE A MIN. OF 2-HR RATED WALL. REFERENCE ENLARGED UNIT FLOOR PLAN
16. CORRIDOR WIDTH SHALL BE A MINIMUM OF 60" IN WIDTH PER C.B.C 11A 1119A.4 & 1138A.1.2 "WIDTH FOR TWO WHEELCHAIRS PASSING"
17. PROJECT IS USING SECTION 3006.3 ITEM #5 FOR HOISTWAY PROTECTION. HOISTWAY DOOR HAS A FIRE RESISTANCE RATING IN ACCORDANCE WITH SECTION 708.7. HOISTWAY DOOR IS PROTECTED BY A LISTED SMOKE CONTAINMENT SYSTEM ESR-1136 AS LISTING REPORT NUMBER.
18. ELEVATOR SIZED TO ALLOW FOR EMERGENCY GURNEY SIZE 84" X 24"

PATH OF TRAVEL LEGEND

- EXIT SIGNAGE SEE G-501
- DENOTES START OF EXIT ACCESS TRAVEL DISTANCE PER CBC TABLE 1017.2
- DENOTES END OF COMMON PATH OF TRAVEL- TWO EXIT OPTIONS BECOME AVAILABLE PER CBC SECTION 1006
- DENOTES EXIT DISCHARGE AT PUBLIC WAY ON FIRST FLOOR
- INDICATES TACTILE EXIT SIGN
- DENOTES PATH OF TRAVEL PER CBC SECTION 1017
- TRAVEL DISTANCE TO EXIT DISCHARGE
- X'-X'' 250'-0" — LENGTH OF MAX. TRAVEL DISTANCE TO EXIT DISCHARGE, C.B.C 1017.2
- 100 OCC — OCCUPANCY LOAD

BUILDING DATA

BUILDING DATA:

ZONING BUILDING HEIGHT :	52' - 0"
CODE BUILDING HEIGHT:	60' - 0"
ZONING NO. OF STORIES :	4
CODE NO. OF STORIES	4
TYPE of CONSTRUCTION :	VA
OCCUPANCY CLASSIFICATION :	LEVEL 1: R-2 LEVEL 2: R-2 LEVEL 3: R-2 LEVEL 4: R-2
AUTOMATIC FIRE SPRINKLER :	NFPA-13, 903.3.1.1
ZONING DISTRICT :	EV2500
NATURE OF BUSINESS :	RESIDENTIAL APARTMENTS

GROSS BUILDING AREA

1ST FLOOR	7,666 SQ. FT.
2ND FLOOR	7, 300 SQ. FT.
3RD FLOOR	7,300 SQ. FT.
4TH FLOOR	7,300 SQ. FT.
TOTAL	29,566 SQ. FT.

GROSS BUILDING AREA | SCALE 1" = 1'-0"

KEYNOTE LEGEND

Key Value	Keynote Text
14.03	Medical Emergency Service Elevator Per CBC Section 3002.4a
27.05	Two-way communication per CBC 1009.8.Directions for the use of two-way communication system shall be provided in accordance with CBC Section 1009.8.2
32.44	Directional Signage per CBC 1009.10
32.45	Star of Life Signage on both sides of hoistway door frame per CBC 3002.4

MILLER
architecture
interiors
planning
1177 Idaho Street, Suite 200
Redlands, CA 92374
Phone: 909-335-7400
Fax: 909-335-7299
info@miller-aip.com

LICENSED ARCHITECT
GARY W. MILLER
No. C14635
REN. 9-30-25
STATE OF CALIFORNIA

owner approval

initials	date	phase

revisions/addenda

#	Date	Comment

NOT FOR BID OR CONSTRUCTION

LUXVIEW APARTMENTS
1600 ORANGE AVE
REDLANDS, CALIFORNIA 92373

LUXVIEW PROPERTIES
11230 Sorrento Valley Road, Suite 140, San Diego, CA 92121
TheLuxView.com | L@TheLuxView.com

project information

Project Number:	2100098.RA
Drawn By:	SH
Checked By:	GWM
Issue Date:	4/24/23

sheet name
BUILDING S4 LEVEL 4 CODE PLAN

sheet number
GG-104

Sheet Of Sheets

PLANNING SUBMITTAL 4/15/2024

Z:\PROJECTS\2021 Projects\SD Homes Redlands II 2100098.RA\Drawings\Schematic Design\CAD\Building Models\BUILDING S4\BUILDING S4 R19.rvt

Redlands Regular Meeting of 10/01/24

© 2017 Miller Architectural Corporation

BUILDING EGRESS SIZING

LEVEL 1 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (85/2 STAIRWAYS PROVIDED) =
8.5" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 8.5" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

53" STAIRWAY 1 AND 48" STAIRWAY 2 PROVIDED > 44" REQUIRED PER STAIRWAY

LEVEL 2 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (85/2 STAIRWAYS PROVIDED) =
8.5" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 8.5" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

53" STAIRWAY 1 AND 48" STAIRWAY 2 PROVIDED > 44" REQUIRED PER STAIRWAY

LEVEL 3 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (85/2 STAIRWAYS PROVIDED) =
8.5" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 8.5" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

53" STAIRWAY 1 AND 48" STAIRWAY 2 PROVIDED > 44" REQUIRED PER STAIRWAY

LEVEL 4 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (85/2 STAIRWAYS PROVIDED) =
8.5" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 8.5" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

53" STAIRWAY 1 AND 48" STAIRWAY 2 PROVIDED > 44" REQUIRED PER STAIRWAY

LEVEL 1 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (85/2 EXIT ACCESS DOORS PROVIDED) =
6.375" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 6.375" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 1 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 2 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (85/2 EXIT ACCESS DOORS PROVIDED) =
6.375" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 6.375" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 2 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 3 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (85/2 EXIT ACCESS DOORS PROVIDED) =
6.375" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 6.375" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 3 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 4 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (85/2 EXIT ACCESS DOORS PROVIDED) =
6.375" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 6.375" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 4 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 1 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 85 OCCUPANTS =
12.75 MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 60" PROVIDED CORRIDOR WIDTH

LEVEL 2 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 85 OCCUPANTS =
12.75 MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 60" PROVIDED CORRIDOR WIDTH

LEVEL 3 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 85 OCCUPANTS =
12.75 MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 60" PROVIDED CORRIDOR WIDTH

LEVEL 4 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 85 OCCUPANTS =
12.75 MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 60" PROVIDED CORRIDOR WIDTH

NUMBER OF EXITS

LEVEL 1 NUMBER OF EXITS
TABLE 1006.3.2 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 1 OCCUPANT LOAD 85 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 1
2 EXITS PROVIDED TO EXIT FROM LEVEL 1

LEVEL 2 NUMBER OF EXITS
TABLE 1006.3.2 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 1 OCCUPANT LOAD 85 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 2
2 EXITS PROVIDED TO EXIT FROM LEVEL 2

LEVEL 3 NUMBER OF EXITS
TABLE 1006.3.2 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 1 OCCUPANT LOAD 85 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 3
2 EXITS PROVIDED TO EXIT FROM LEVEL 3

LEVEL 4 NUMBER OF EXITS
TABLE 1006.3.2 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 1 OCCUPANT LOAD 85 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 4
2 EXITS PROVIDED TO EXIT FROM LEVEL 4

EXIT ACCESS TRAVEL DISTANCE

PER IBC 202, EXIT ACCESS DEFINED AS THAT PORTION OF A MEANS OF EGRESS SYSTEM THAT LEADS FROM ANY OCCUPIED PORTION OF A BUILDING OR STRUCTURE TO AN EXIT.

PER IBC TABLE 1017.2, AN R2 OCCUPANCY THAT IS SPRINKLERED HAS AN EXIT ACCESS TRAVEL DISTANCE OF 250 FT. SINCE THE STAIRS ARE PART OF THE EXIT, THE EXIT ACCESS TRAVEL DISTANCE BELOW IS CALCULATED FROM THE MOST REMOTE POINT OF AN OCCUPIED ROOM TO AN EXIT DOOR, WHICH MARKS THE BEGINNING OF THE EXIT PORTION OF THE MEANS OF EGRESS SYSTEM.

LEVEL 1-4 EXIT ACCESS TRAVEL DISTANCE
ROOM A TO EXTERIOR EXIT STAIRWAY 1
160' PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

ROOM A TO EXTERIOR EXIT STAIRWAY 2
174' PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

ROOM A TO EXIT 3
175' PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

ROOM A TO EXIT 4
140' PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

COMMON PATH OF EGRESS TRAVEL DISTANCE

PER IBC 202, COMMON PATH OF EGRESS TRAVEL DISTANCE IS THAT PORTION OF EXIT ACCESS TRAVEL DISTANCE MEASURE FROM THE MOST REMOTE POINT OF EACH ROOM, AREA OR SPACE TO THAT POINT WHERE THE OCCUPANTS HAVE SEPARATE AND DISTINCT ACCESS TO TWO EXITS OR EXIT ACCESS DOORWAYS.

PER IBC TABLE 1006.2.1, AN R2 OCCUPANCY THAT IS SPRINKLERED HAS A MAXIMUM COMMON PATH OF TRAVEL DISTANCE OF 125'-0".

LEVEL 1-4 COMMON PATH OF TRAVEL DISTANCE
ROOM A COMMON PATH OF TRAVEL DISTANCE
45' PROVIDED < 125' COMMON PATH OF TRAVEL W/ SPRINKLER

ALL LIVING UNITS HAVE BETWEEN 41'-45' COMMON PATH OF TRAVEL DISTANCE. UNOCCUPIED SPACES HAVE EVEN LESS, THEREFORE MEETING CODE STANDARD.

EXIT SEPARATION DISTANCE

PER 1007.1 WHEN THERE ARE TWO EXIT ACCESS STAIRWAYS, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSON OF THE BUILDING OR AREA TO BE SERVED IN A STRAIGHT LINE BETWEEN THEM. IN EXCEPTION 2, WHERE THE AUTOMATIC SPRINKLER SYSTEM EXISTS THROUGHOUT, THE SEPARATION DISTANCE SHALL BE NO LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.

BETWEEN STAIR 1 AND 2
MAXIMUM DIAGONAL DISTANCE B: 253' - 6"
1/3 OF MAXIMUM DIAGONAL DISTANCE A : 84'-6" MIN. SEPARATION REQUIRED
SEPARATION PROVIDED DISTANCE A: 249' - 0" THEREFORE MEETS CODE STANDARD

BUILDING DATA

BUILDING DATA:

ZONING BUILDING HEIGHT :	52' - 0"
CODE BUILDING HEIGHT:	60' - 0"
ZONING NO. OF STORIES :	4
CODE NO. OF STORIES:	4
TYPE OF CONSTRUCTION :	VA
OCCUPANCY CLASSIFICATION :	LEVEL 1-4 : R-2
BETWEEN DWELLING UNITS:	2-HOUR
STAIRWELL:	2-HOUR
SHAFTS IN UNITS(CBC 713.4):	2-HOUR
FLOORS:	1-HOUR
CORRIDORS:	1-HOUR
ROOF:	1-HOUR
AUTOMATIC FIRE SPRINKLER :	NFPA-13
ZONING DISTRICT :	EV2500
NATURE OF BUSINESS :	RESIDENTIAL APARTMENTS

ALLOWABLE AREA & FRONTAGE INCREASE DATA:

CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION
R2 – APARTMENT HOUSES

CHAPTER 5 BUILDING HEIGHTS & AREAS
BUILDING HEIGHT 504.3
R2 – SM, TYPE VA, 70' MAX ALLOWABLE HEIGHT

NUMBER OF STORIES 504.4
R2 – S 4 STORIES

BUILDING AREA 506.2
R2-SM = 36,000 SQFT
NS = 12,000 SQFT

TYPICAL FLOOR BUILDING AREA

EXTERIOR EXIT STAIRWAY 1	876 SQFT
EXTERIOR EXIT STAIRWAY 2	195 SQFT
CORRIDOR	1,644 SQFT
R2 - AREA 1	4,987 SQFT
R2 - AREA 2	803 SQFT
R2 - AREA 3	7,705 SQFT
R2 - AREA 4	785 SQFT
GROSS BLDG. AREA PER FLOOR	16,995 SQFT

CHAPTER 6 – CONSTRUCTION TYPE
TABLE 601 FIRE RESISTANCE RATING
PRIMARY STRUCTURAL FRAME – 1 HR FIRE RATED
EXTERIOR, INTERIOR, FLOOR CONSTRUCTION ROOF CONSTRUCTION – 1 HR
NON BEARING WALLS AND PARTITIONS – 0 HR RATED

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
RESIDENTIAL = 200 GROSS

BUILDING OCCUPANT LOAD DATA:
LEVEL 1
R-2 OCCUPANCY GROUP: 16,995 SQ. FT. / 200 GROSS = 85 OCCUPANTS

LEVEL 2
R-2 OCCUPANCY GROUP: 16,995 SQ. FT. / 200 GROSS = 85 OCCUPANTS

LEVEL 3
R-2 OCCUPANCY GROUP: 16,995 SQ. FT. / 200 GROSS = 85 OCCUPANTS

LEVEL 4
R-2 OCCUPANCY GROUP: 16,995 SQ. FT. / 200 GROSS = 85 OCCUPANTS

85 + 85 + 85 + 85 = 340
TOTAL BUILDING OCCUPANCY LOAD: 340 OCCUPANTS

GENERAL NOTES

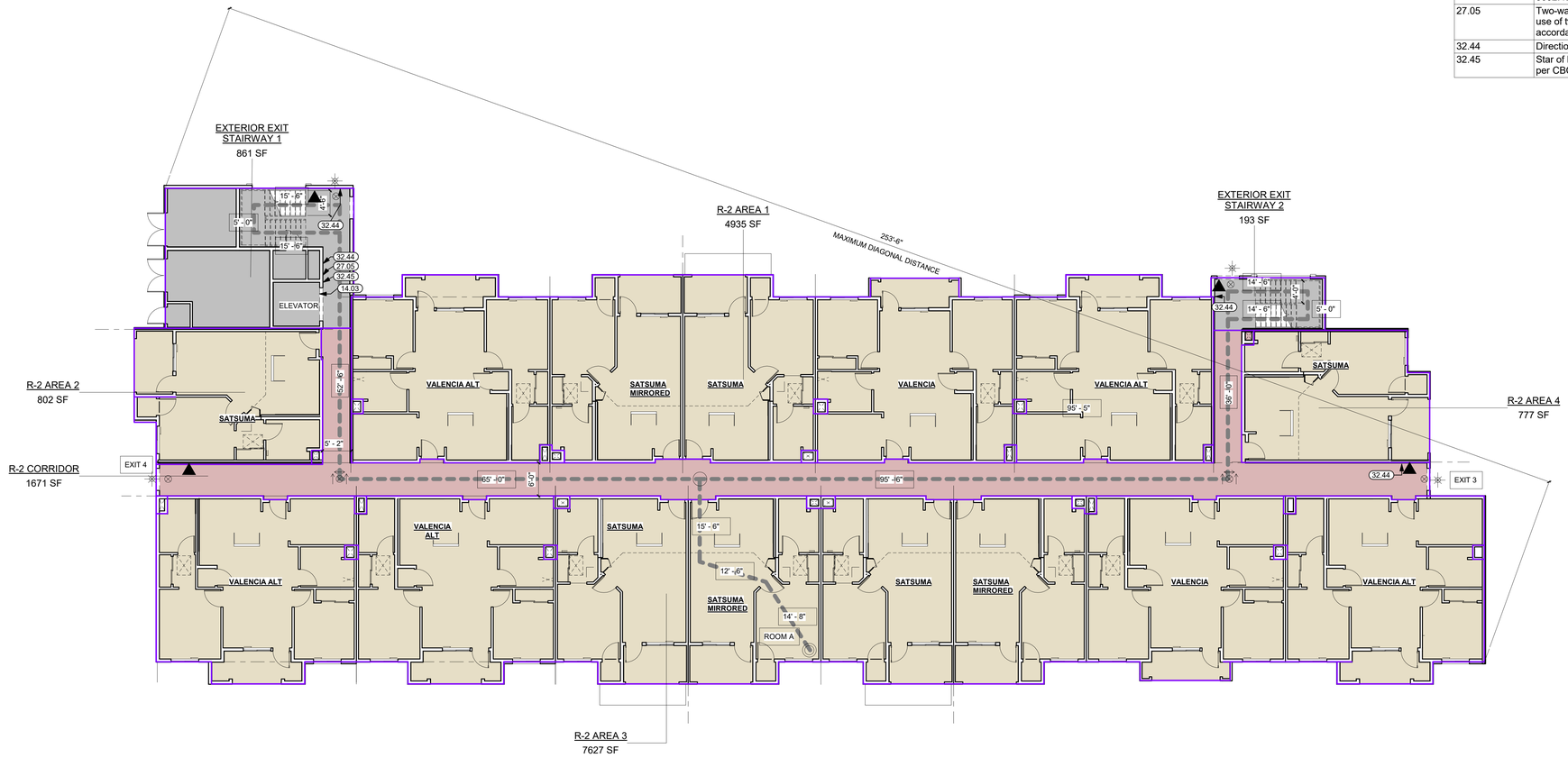
1. DIMENSION LEGEND:
   - F.O.S. INDICATES FACE OF STUD
   - F.O.F. INDICATES FACE OF FINISH
   - CL P/W INDICATES CENTER OF PARTY WALL
   - F.E.C. INDICATES FIRE EXTINGUISHER CABINET
2. ALL DIMENSION TO F.O.S. UNLESS NOTES OTHERWISE
3. REFER TO ENLARGED UNIT FLOOR PLANS FOR ADDITIONAL INFORMATION, DIMENSIONS, ETC. SHEETS **A-400 TO A-409**.
4. SEE SHEET **G-008.5** FOR FLOOR ASSEMBLY.
5. SEE SHEET **G-501** AND **G-502** FOR ACCESSIBILITY REQUIREMENTS.
6. SEE ENLARGE PLANS FOR CEILINGS HEIGHTS AND FLOOR TRANSITIONS. SHEETS **A-400 TO A-409**.
7. SEE SHEET **AH-601** FOR DOOR SCHEDULE
8. SEE SHEET **AH-602** FOR WINDOW SCHEDULE
9. SEE SHEET **AH-603** FOR FINISH SCHEDULE
10. SEE INTERIOR DESIGN FOR INTERIOR DETAILS AND FINISHES.
11. ALL EXTERIOR EXIT STAIRWAYS TO BE A MIN. OF 2-HR RATED WALL.
12. ALL SHAFTS AND CHASES TO BE A MIN. OF 2-HR RATED WALL. REFERENCE ENLARGED UNIT FLOOR PLAN
13. CORRIDOR WIDTH SHALL BE A MINIMUM OF 60" IN WIDTH PER C.B.C 11A 1119A.4 & 1138A.1.2 "WIDTH FOR TWO WHEELCHAIRS PASSING"

GROSS BUILDING AREA

1ST FLOOR	18,901 SQ. FT.
2ND FLOOR	17,799 SQ.FT.
3RD FLOOR	17,799 SQ.FT.
4TH FLOOR	17,799 SQ.FT.
TOTAL	72,298 SQ.FT.

EXIT PLAN LEGEND:

- EXIT SIGNAGE SEE G-501
- DENOTES START OF EXIT ACCESS TRAVEL DISTANCE PER CBC TABLE 1017.2
- DENOTES END OF COMMON PATH OF TRAVEL- TWO EXIT OPTIONS BECOME AVAILABLE PER CBC SECTION 1006
- DENOTES EXIT DISCHARGE AT PUBLIC WAY ON FIRST FLOOR
- INDICATES TACTILE EXIT SIGN
- DENOTES PATH OF TRAVEL PER CBC SECTION 1017
- TRAVEL DISTANCE TO EXIT DISCHARGE
- X'-X" / 250'-0" — LENGTH OF MAX. TRAVEL DISTANCE TO EXIT DISCHARGE, C.B.C 1017.2
- 100 OCC — OCCUPANCY LOAD



AREA PLAN LEGEND:

- EXIT
- ROOMS
- EXIT ACCESS

GRAPHIC SCALE
0 10 20 30 40

NORTH

KEYNOTE LEGEND

Key Value	Keynote Text
14.03	Medical Emergency Service Elevator Per CBC Section 3002.4a
27.05	Two-way communication per CBC 1009.8.Directions for the use of two-way communication system shall be provided in accordance with CBC Section 1009.8.2
32.44	Directional Signage per CBC 1009.10
32.45	Star of Life Signage on both sides of hoistway door frame per CBC 3002.4

EGRESS PLAN LEVEL 1

SCALE 1" = 10'-0" | 1

MILLER
architecture
interiors
planning

1177 Idaho Street, Suite 200
Redlands, CA 92374
Phone: 909-335-7400
Fax: 909-335-7299
info@miller-aip.com

LICENSED ARCHITECT
GARY W. MILLER
No. C14635
REN. 9-30-25
STATE OF CALIFORNIA

owner approval

initials	date	phase

revisions/addenda

#	Date	Comment

NOT FOR BID OR CONSTRUCTION

LuxView Luxury Apartments
1600 ORANGE AVE
REDLANDS, CALIFORNIA 92373

LUXVIEW PROPERTIES
11230 Sorrento Valley Road, Suite 140, San Diego, CA 92121
TheLuxView.com | L@TheLuxView.com

project information

Project Number:	2000038.RA
Drawn By:	CwH
Checked By:	GWM
Issue Date:	4/24/23

sheet name
BUILDING S5 LEVEL 1 CODE PLAN

sheet number
GH-101

Sheet Of Sheets

PLANNING SUBMITTAL 4/15/2024

Z:\PROJECTS\2021 Projects\SD Homes Redlands II 2100098.RA\Drawings\Schematic Design\CAD\Building Models\BUILDING S5\BUILDING S5 R19.rvt

© 2017 Miller Architectural Corporation

BUILDING EGRESS SIZING

LEVEL 1 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (103/3 STAIRWAYS PROVIDED) =
6.8" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 6.8" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

54" PROVIDED PER STAIRWAY > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH = 54" x 3 STAIRWAYS=162" TOTAL STAIRWAY WIDTH PROVIDED LEVEL 1

LEVEL 2 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (103/3 STAIRWAYS PROVIDED) =
6.8" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 6.8" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

54" PROVIDED PER STAIRWAY > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH = 54" x 3 STAIRWAYS=162" TOTAL STAIRWAY WIDTH PROVIDED LEVEL 2

LEVEL 3 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (103/3 STAIRWAYS PROVIDED) =
6.8" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 6.8" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

54" PROVIDED PER STAIRWAY > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH = 54" x 3 STAIRWAYS=162" TOTAL STAIRWAY WIDTH PROVIDED LEVEL 3

LEVEL 4 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (103/3 STAIRWAYS PROVIDED) =
6.8" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 6.8" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

54" PROVIDED PER STAIRWAY > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH = 54" x 3 STAIRWAYS=162" TOTAL STAIRWAY WIDTH PROVIDED
LEVEL 4

LEVEL 1 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (103/3 EXIT ACCESS DOORS PROVIDED) =
5.1" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 5.1" THEREFORE

36" PROVIDED > 32" REQUIRED PER EXIT ACCESS DOOR
TOTAL EXIT ACCESS DOOR WIDTH PROVIDED = 36" X 2 EXIT ACCESS DOORS=72" > CODE REQUIRED 32" X 2 EXIT ACCESS DOORS= 64"

LEVEL 2 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (103/3 EXIT ACCESS DOORS PROVIDED) =
5.1" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 5.1" THEREFORE

36" PROVIDED > 32" REQUIRED PER EXIT ACCESS DOOR
TOTAL EXIT ACCESS DOOR WIDTH PROVIDED = 36" X 2 EXIT ACCESS DOORS=72" > CODE REQUIRED 32" X 2 EXIT ACCESS DOORS= 64"

LEVEL 3 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (103/3 EXIT ACCESS DOORS PROVIDED) =
5.1" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 5.1" THEREFORE

36" PROVIDED > 32" REQUIRED PER EXIT ACCESS DOOR
TOTAL EXIT ACCESS DOOR WIDTH PROVIDED = 36" X 2 EXIT ACCESS DOORS=72" > CODE REQUIRED 32" X 2 EXIT ACCESS DOORS= 64"

LEVEL 4 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (103/3 EXIT ACCESS DOORS PROVIDED) =
5.1" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 5.1" THEREFORE

36" PROVIDED > 32" REQUIRED PER EXIT ACCESS DOOR
TOTAL EXIT ACCESS DOOR WIDTH PROVIDED = 36" X 2 EXIT ACCESS DOORS=72" > CODE REQUIRED 32" X 2 EXIT ACCESS DOORS= 64"

LEVEL 1 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 103=
15.45" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 70" PROVIDED CORRIDOR WIDTH LEVEL 1

LEVEL 2 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 103=
15.45" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 70" PROVIDED CORRIDOR WIDTH LEVEL 2

LEVEL 3 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 103=
15.45" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 70" PROVIDED CORRIDOR WIDTH LEVEL 3

LEVEL 4 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 103=
15.45" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 70" PROVIDED CORRIDOR WIDTH LEVEL 4

EXIT SEPARATION DISTANCE

MINIMUM EXIT SEPARATION REQUIRED PER SECTION 1007.1.1, EXCEPTION 1 EXIT SEPARATION SHALL BE MEASURED ALONG SHORTEST DIRECT LINE OF TRAVEL WITHIN THE CORRIDOR:

BETWEEN EXIT 1 & 2
SHORTEST DIRECT LINE OF TRAVEL DISTANCE: 343' - 0"
1/3 OF TRAVEL SHORTEST DISTANCE: 114'-6" MIN. REQUIRED
SEPARATION DISTANCE PROVIDED: 143' - 0"

BETWEEN EXIT 2 & 3
MAXIMUM DIAGONAL DISTANCE: 343' - 0"
1/3 OF TRAVEL SHORTEST DISTANCE: 114'-6" MIN. REQUIRED
SEPARATION DISTANCE PROVIDED: 209' - 0"

COMMON PATH OF TRAVEL DISTANCE

LEVEL 1-4 COMMON PATH OF TRAVEL DISTANCE
SECTION 1006.2.1 COMMON PATH OF EGRESS TRAVEL DISTANCE
R2 = 125'-0" MAXIMUM
S-2 = 100' - 0" MAXIMUM
A-2 = 75' - 0" MAXIMUM

PER IBC 202, COMMON PATH OF EGRESS TRAVEL DISTANCE IS THAT PORTION OF EXIT ACCESS TRAVEL DISTANCE MEASURE FROM THE MOST REMOTE POINT OF EACH ROOM, AREA OR SPACE TO THAT POINT WHERE THE OCCUPANTS HAVE SEPARATE AND DISTINCT ACCESS TO TWO EXITS OR EXIT ACCESS DOORWAYS.

PER IBC TABLE 1006.2.1, AN R2 OCCUPANCY THAT IS SPRINKLERED HAS A MAXIMUM COMMON PATH OF TRAVEL DISTANCE OF 125'-0".

LEVEL 1-4 COMMON PATH OF TRAVEL DISTANCE
ROOM A COMMON PATH OF TRAVEL DISTANCE
45' PROVIDED < 125' COMMON PATH OF TRAVEL W/ SPRINKLER

ALL LIVING UNITS HAVE BETWEEN 41'-45' COMMON PATH OF TRAVEL DISTANCE. UNOCCUPIED SPACES HAVE EVEN LESS, THEREFORE MEETING CODE STANDARD.

NUMBER OF ACCESS TO EXITS BASED ON OCCUPANT LOAD

LEVEL 1 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 1 OCCUPANT LOAD 103 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 1
3 EXITS PROVIDED TO EXIT FROM LEVEL 1

LEVEL 2 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 2 OCCUPANT LOAD 103 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 2
3 EXITS PROVIDED TO EXIT FROM LEVEL 2

LEVEL 3 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 3 OCCUPANT LOAD 103 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 3
3 EXITS PROVIDED TO EXIT FROM LEVEL 3

LEVEL 4 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 4 OCCUPANT LOAD 103 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 4
3 EXITS PROVIDED TO EXIT FROM LEVEL 4

CONSTRUCTION TYPE

CHAPTER 6 – CONSTRUCTION TYPE

TABLE 601 FIRE RESISTANCE RATING
- PRIMARY STRUCTURAL FRAME: 1HR
- BEARING WALLS
  1. INTERIOR 1HR
  2. EXTERIOR 1HR
- NONBEARING WALLS & PARITIONS: 0HRS
- FLOOR CONSTRUCTION 1HR
- ROOF CONSTRUCTION 1HR
- RATING AT CORRIDOR & STAIRS 1HR
- RATING BETWEEN RESIDENCES 1HR

NOTE: PER CH. 6 AND 7, THESE NUMBERS WILL FOLLOW THE RATINGS STATED ABOVE IN THE BUILDING DATA SECTION, WHICH IS MORE STRINGENT FOR AN NFPA 13 BUILDING, 4 STORIES.

BETWEEN DWELLING UNITS: 2-HOUR
STAIRWELL: 2-HOUR
SHAFTS IN UNITS(CBC 713.4): 2-HOUR
FLOORS: 1-HOUR
CORRIDORS: 1-HOUR
ROOF: 1-HOUR

EXIT ACCESS TRAVEL DISTANCE

PER IBC 202, EXIT ACCESS DEFINED AS THAT PORTION OF A MEANS OF EGRESS SYSTEM THAT LEADS FROM ANY OCCUPIED PORTION OF A BULDING OR STRUCTURE TO AN EXIT.

PER IBC TABLE 1017.2, AN R2 OCCUPANCY THAT IS SPRINKLERED HAS AN EXIT ACCESS TRAVEL DISTANCE OF 250 FT. SINCE THE STAIRS ARE PART OF THE EXIT, THE EXIT ACCESS TRAVEL DISTANCE BELOW IS CALCULATED FROM THE MOST REMOTE POINT OF AN OCCUPIED ROOM TO AN EXIT DOOR, WHICH MARKS THE BEGINNING OF THE EXIT PORTION OF THE MEANS OF EGRESS SYSTEM.

SECTION 1017.1 EXIT ACCESS TRAVEL DISTANCE
250'-0" FOR R-2 OCCUPANCY W/ SPRINKLER
250'-0" FOR A-2 OCCUPANCY W/ SPRINKLER

LEVEL 1 EXIT ACCESS TRAVEL DISTANCE

UNIT 404 TO STAIRWAY 1
70' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 404 TO STAIRWAY 2
62' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 1
134' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 2
60'- 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 2
106' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 3
105' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

LEVEL 2 EXIT ACCESS TRAVEL DISTANCE

UNIT 404 TO STAIRWAY 1
122' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 404 TO STAIRWAY 2
115' - 9" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 1
175' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 2
62' - 9"' PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 2
166' - 9" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 3
166' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

LEVEL 3 EXIT ACCESS TRAVEL DISTANCE

UNIT 404 TO STAIRWAY 1
168' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 404 TO STAIRWAY 2
143' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 1
221' - 0" PROVIDED > 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 2
90' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 2
194' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 3
215' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

LEVEL 4 EXIT ACCESS TRAVEL DISTANCE

UNIT 404 TO STAIRWAY 1
209' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 404 TO STAIRWAY 2
171' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 1
247' - 0" PROVIDED > 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 2
118' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 2
222' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 3
249'-0" PROVIDED > 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

ALLOWABLE AREA

ALLOWABLE AREA & FRONTAGE INCREASE DATA:

CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION
R-2 – APARTMENT HOUSES
A-2 – LOUNGE AREAS
S-2 - STORAGE AREAS

CHAPTER 5 BUILDING HEIGHTS & AREAS
BUILDING HEIGHT 504.3
R2 – SM, TYPE VA, 60' MAX ALLOWABLE HEIGHT

NUMBER OF STORIES 504.4
R2 – S 4 STORIES

BUILDING AREA 506.2
R2-SM = 36,000 SQFT
NS = 12,000 SQFT

SECTION 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
R2 TYPE VA OCCUPANCY
SM WITHOUT HEIGHT INCREASE

Aa= [At + (NS X If)]
Aa= [36,000 SQFT + (12,000 x If)]

SECTION 506.3.2 MINIMUM FRONTAGE DISTANCE
W=(L1 X W1 + L2 X W2 + L3 X W3…)/F

L1=WEST SIDE 218', L2 = SOUTH SIDE 212', L3= EAST SIDE 218', L4 = NORTH SIDE 212'

W=(218'X 18.8') + (212'X 30') + (218'X 23.3') + (212'X 30') =(4,098.4 + 6,360 + 5,079.4 + 6,360)/(212' + 218' + 212') = 21,897.8/ 642 = 34
W=34

SECTION 5.6.3.3 AMOUNT OF INCREASE
If=[F/P – 0.25]W/30
If=[642/860 – 0.25] 34/30 = 0.5 X 1.1 = 0.56
If=0.56

SECTION 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
R-2 OCCUPANCY
Aa= [At + (NS X If)]
Aa= [36,000 SQFT + (12,000 x 0.56)]
Aa= 42,800 SQFT SQFT PER FLOOR

SECTION 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
S-2 OCCUPANCY
Aa= [At + (NS X If)]
Aa= [27,000 SQFT + (9,000 SQFT x 0.56)]
Aa= 32,040 SQFT PER FLOOR

SECTION 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
A-2 OCCUPANCY
Aa= [At + (NS X If)]
Aa= [34,500 SQFT + (11,500 SQFT x 0.56)]
Aa= 40,940 SQFT PER FLOOR

LEVEL 1-4 ALLOWABLE AREA RATIOS

LEVEL 1: R-2 = (6,373 + 3,849 + 4,263 + 5,382 + 450+834+371+447)/42,800 SQFT=0.5
LEVEL 1: S-2 = 834/32,040 SQFT = 0.03
0.5 + 0.03 = 0.53 < 1 THEREFORE NO SEPARATION REQUIRED

LEVEL 2: R-2 = (6,372+5,382+4,272+5,411+450+485+722+447)/42,800 SQFT=0.5
LEVEL 2: A-2 = 905/40,940 SQFT = 0.02
0.5 + 0.02 = 0.52 < 1 THEREFORE NO SEPARATION REQUIRED

LEVEL 3: R-2 = (6,373 + 3,849 + 4,263 + 5,382 + 450+834+371+447)/42,800 SQFT=0.5
LEVEL 3: S-2 = 834/32,040 SQFT = 0.03
0.5 + 0.03 = 0.53 < 1 THEREFORE NO SEPARATION REQUIRED

LEVEL 4: R-2 = (6,372+5,382+4,272+5,411+450+485+722+447)/42,800 SQFT=0.5
LEVEL 4: A-2 = 905/40,940 SQFT = 0.02
0.5 + 0.02 = 0.52 < 1 THEREFORE NO SEPARATION REQUIRED

OCCUPANT LOAD

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
RESIDENTIAL = 200 GROSS SQUARE FEET
ASSEMBLY UNCONCENTRATED CHAIRS FOR LOUNGE = 15 NET SQUARE FEET
STORAGE = 500 GSF

BUILDING OCCUPANT LOAD DATA:
LEVEL 1
R-2 OCCUPANCY GROUP: 6,385 SQFT +3,582 SQFT + 834 SQFT+ 4286 SQFT + 5,412 SQFT = 20,499 SQ. FT. / 200 SQ. FT = 103 OCCUPANTS
S-2 OCCUPANCY GROUP: 508.2.4 ACCESSORY OCCUPANCY APPLIES SINCE TOTAL SQFT OF S-2 PROVIDED IS 4%, WHICH IS LESS THAN 10% THEREFORE COMBINED IN THE R2-OCCUPANCY CALCULATION AS 834 SQFT.
LEVEL 1 TOTAL OCCUPANT LOAD = **103 TOTAL OCCUPANTS**

LEVEL 2
R-2 OCCUPANCY GROUP: 6,385 SQFT +3,582 SQFT + 905 SQFT + 4,286 SQFT + 5,412 SQFT = 20,570 SQFT / 200 SQFT = 103 OCCUPANTS
A-2 OCCUPANCY GROUP: 508.2.4 ACCESSORY OCCUPANCY APPLIES SINCE TOTAL SQFT OF A-2 PROVIDED IS 4%, WHICH IS LESS THAN 10% THEREFORE COMBINED IN THE R2-OCCUPANCY CALCULATION AS 905 SQFT.
LEVEL 2 TOTAL OCCUPANT LOAD = **103 TOTAL OCCUPANTS**

LEVEL 3
R-2 OCCUPANCY GROUP: 6,385 SQFT +3,582 SQFT + 947 SQFT + 4,286 SQFT + 5,412 SQFT = 20,612 SQFT / 200 SQFT = 103 OCCUPANTS
S-2 OCCUPANCY GROUP: 508.2.4 ACCESSORY OCCUPANCY APPLIES SINCE TOTAL SQFT OF S-2 PROVIDED IS 4%, WHICH IS LESS THAN 10% THEREFORE COMBINED IN THE R2-OCCUPANCY CALCULATION AS 947 SQFT.
LEVEL 3 TOTAL OCCUPANT LOAD = **103 TOTAL OCCUPANTS**

LEVEL 4
R-2 OCCUPANCY GROUP: 6,385 SQFT +3,582 SQFT + 905 SQFT + 4,286 SQFT + 5,412 SQFT = 20,570 SQFT / 200 SQFT = 103 OCCUPANTS
A-2 OCCUPANCY GROUP: 508.2.4 ACCESSORY OCCUPANCY APPLIES SINCE TOTAL SQFT OF A-2 PROVIDED IS 4%, WHICH IS LESS THAN 10% THEREFORE COMBINED IN THE R2-OCCUPANCY CALCULATION AS 905 SQFT.
LEVEL 4 TOTAL OCCUPANT LOAD = **103 TOTAL OCCUPANTS**

TOTAL BUILDING OCCUPANT LOAD: 412 OCCUPANTS

BUILDING SEPARATION

SECTION EV3.0325(G)(2)(b)(iii)

FOR TWO STORY BUILDINGS OR MORE
FRONT: 30'
SIDE: 15'
REAR: 20'

FOR BUILDINGS HAVING OFFSET SURFACES, EACH YARD MAY BE REDUCED UP TO (5) FEET.FOR BUILDINGS PLACED AT AN ANGLE WITH EACH OTHER, EACH YARD STANDARD MAY BE REDUCED UP TO (10) FT, MAIN BUILDINGS SHALL BE NO CLOSER THAN (20) FEET AT THE CLOSES POINT.

SEPARATION DISTANCE REQUIRED S3 REAR & S4 SIDE: 20'+15'=35'
SEPARATION DISTANCE PROVIDED S3 REAR & S4 SIDE: 24' - 5"

SEPARATION DISTANCE REQUIRED S4 FRONT & S5 FRONT:30' + 30'=60'
SEPARATION DISTANCE PROVIDED S4 FRONT & S5 FRONT: 71'

SEPARATION DISTANCE REQUIRED S3 SIDE & S5 FRONT: 30'+30'=60'
SEPARATION DISTANCE PROVIDED S3 SIDE & S5 FRONT: 80'

PERCENTAGE OF OPENING BASED ON FIRE SEPARATION DISTANCE CBC TABLE 705.8
SEPARATION DISTANCE PROVIDED S3 REAR & S4 SIDE: 24' - 5", PROTECTED, ALLOWABLE AREA UNLIMITED

SEPARATION DISTANCE PROVIDED S4 FRONT & S5 FRONT: 71', PROTECTED, ALLOWABLE AREA UNLIMITED

SEPARATION DISTANCE PROVIDED S3 SIDE & S5 FRONT: 80', PROTECTED, ALLOWABLE AREA UNLIMITED

GENERAL NOTES

1. S-2 & A-2 AREA OCCUPANTS WILL NOT DIFFER FROM R-2 AREA OCCUPANTS.
2. REEMERGENCE WALL TYPE ON SHEET **G-008.5**
3. CORRIDOR WIDTH SHALL BE A MINIMUM OF 60" IN WIDTH PER CBC 11A-1119A.4 & 1138A.1.2 "WIDTH FOR 2 WHEELCHAIRS PASSING"
4. DIMENSION LEGEND:
   - F.O.S. INDICATES FACE OF STUD
   - F.O.F. INDICATES FACE OF FINISH
   - CL P/W INDICATES CENTER OF PARTY WALL
   - F.E.C. INDICATES FIRE EXTINGUISHER CABINET
5. ALL DIMENSION TO F.O.S. UNLESS NOTES OTHERWISE
6. REFER TO ENLARGED UNIT FLOOR PLANS FOR ADDITIONAL INFORMATION, DIMENSIONS, ETC. SHEETS **A-400 TO A-409**.
7. SEE SHEET **G-008.5** FOR FLOOR ASSEMBLY.
8. SEE SHEET **G-501** AND **G-502** FOR ACCESSIBILITY REQUIREMENTS.
9. SEE ENLARGE PLANS FOR CEILINGS HEIGHTS AND FLOOR TRANSITIONS.
10. SEE SHEET **AG-601** FOR DOOR SCHEDULE
11. SEE SHEET **AG-602** FOR WINDOW SCHEDULE
12. SEE SHEET **AG-603** FOR FINISH SCHEDULE
13. SEE INTERIOR DESIGN FOR INTERIOR DETAILS AND FINISHES
14. ALL EXTERIOR EXIT STAIRWAYS TO BE A MIN. OF 2-HR RATED WALL.
15. ALL SHAFTS AND CHASES TO BE A MIN. OF 2-HR RATED WALL. REFERENCE ENLARGED UNIT FLOOR PLAN
16. CORRIDOR WIDTH SHALL BE A MINIMUM OF 60" IN WIDTH PER C.B.C 11A 1119A.4 & 1138A.1.2 "WIDTH FOR TWO WHEELCHAIRS PASSING"

EXIT SIGNAGE SEE G-501
DENOTES START OF EXIT ACCESS TRAVEL DISTANCE PER CBC TABLE 1017.2
DENOTES END OF COMMON PATH OF TRAVEL- TWO EXIT OPTIONS BECOME AVAILABLE PER CBC SECTION 1006
DENOTES EXIT DISCHARGE AT PUBLIC WAY ON FIRST FLOOR
INDICATES TACTILE EXIT SIGN
DENOTES PATH OF TRAVEL PER CBC SECTION 1017
X'-X"/ 250'-0" — TRAVEL DISTANCE TO EXIT DISCHARGE; LENGTH OF MAX. TRAVEL DISTANCE TO EXIT DISCHARGE, C.B.C 1017.2
100 OCC. — OCCUPANCY LOAD

PATH OF TRAVEL LEGEND — SCALE 1/2" = 1'-0"

BUILDING DATA

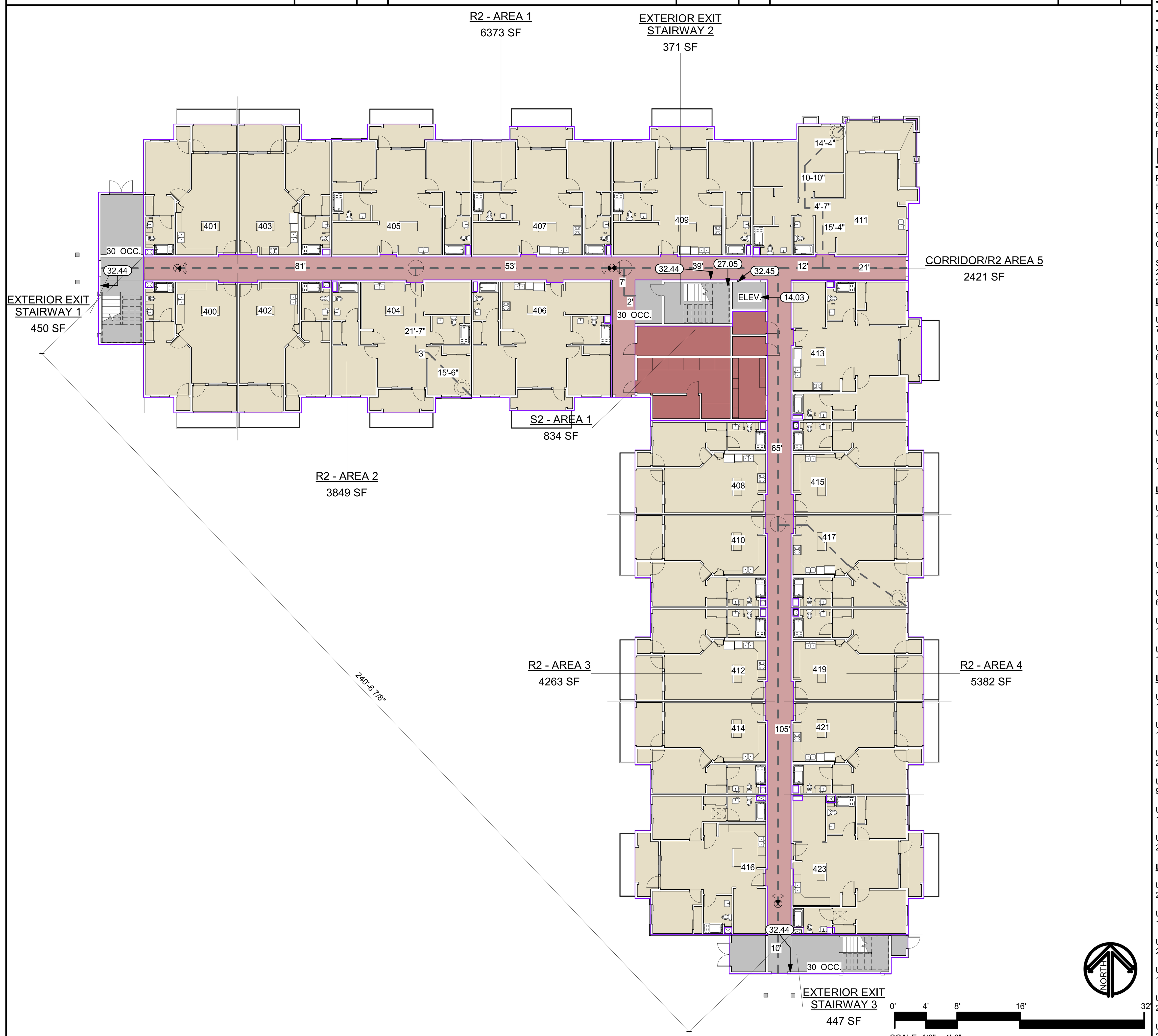
PROJECT NAME:	LUXVIEW APARTMENTS PHASE II
PROPERTY ADDRESS:	1600 ORANGE AVE, REDLANDS CA 92373
APN NUMBER:	0292-48-201, 0292-72-101, 0292-72-102
ZONE:	EV2500-MULTI FAMILY RESIDENTIAL
ZONING DISTRICT :	REFER TO MUNICIPAL CODE ZONE
LAND USE TYPE:	MULTI-FAMILY RESIDENTIAL
TYPE OF CONSTRUCTION :	VA
GROSS LOT AREA:	825,026.40 SQ. FT.
DEDICATIONS:	-12,049 SQ. FT.
NET LOT AREA:	812,977 SQ. FT.
EXISTING USES:	VACANT LOT
EASEMENTS:	N/A
FRONT SETBACK:	35 FT
STREET SIDE SETBACK:	35 FT
SIDE YARD SETBACK:	25 FT
REAR YARD SETBACK:	25 FT
DENSITY OF DEVELOPMENT:	2,500 SQ. FT. OF LOT AREA PER DWELLING UNIT
MAXIMUM COVERAGE:	45% OF LOT AREA
BUILDING FOOTPRINT:	52,325 SQ. FT.
ZONING BUILDING HEIGHT :	NOT GREATER THAN 4 STORIES
ZONING NO. OF STORIES :	NOT GREATER THAN 4 STORIES
ZONING BUILDING HEIGHT :	52' - 0"
CODE BUILDING HEIGHT:	60' - 0"
OCCUPANCY CLASS. :	LEVEL 1: R-2, S-2(LESS THAN 10%, ACCESSORY USE) LEVEL 2: R-2, A-2(LESS THAN 10% ACCESSORY USE) LEVEL 3: R-2, S-2(LESS THAN 10% ACCESSORY USE) LEVEL 4: R-2, A-2(LESS THAN 10% ACCESSORY USE)
CORRIDORS:	SEE CONSTRUCTION TYPE
BETWEEN DWELLING UNITS:	SEE CONSTRUCTION TYPE
AUTOMATIC FIRE SPRINKLER :	NFPA-13, 903.3.1.1
GROSS BUILDING AREA S3:	87,876 SQFT
GROSS BUILDING AREA S4:	30,660 SQFT
GROSS BUILDING AREA S5:	75,288 SQFT
TOTAL	209,300 SQFT

GROSS BUILDING AREA

1ST FLOOR	21,969 SQ. FT.
2ND FLOOR	21,969 SQ.FT.
3RD FLOOR	21,969 SQ.FT.
4TH FLOOR	21,969 SQ.FT.
TOTAL	87,876 SQ.FT.

Keynote Legend

Key Value	Keynote Text
14.03	Medical Emergency Service Elevator Per CBC Section 3002.4a
27.05	Two-way communication per CBC 1009.8.Directions for the use of two-way communication system shall be provided in accordance with CBC Section 1009.8.2
32.44	Directional Signage per CBC 1009.10
32.45	Star of Life Signage on both sides of hoistway door frame per CBC 3002.4



FIRST FLOOR — SCALE 1/16" = 1'-0" — 1

MILLER
architecture interiors planning
1177 Idaho Street, Suite 200
Redlands, CA 92374
Phone: 909-335-7400
Fax: 909-335-7299
info@miller-aip.com

LICENSED ARCHITECT GARY W. MILLER No. C14635 REN. 9-30-25 STATE OF CALIFORNIA

owner approval
initials | date | phase

revisions/addenda
| Date | Comment

NOT FOR BID OR CONSTRUCTION

LUXVIEW LUXURY APARTMENTS
1600 ORANGE AVE
REDLANDS, CALIFORNIA 92373
LUXVIEW PROPERTIES
11230 Sorrento Valley Road, Suite 140, San Diego, CA 92121
TheLuxView.com | L@TheLuxView.com

project information
Project Number: 2000038.RA
Drawn By: Author
Checked By: GWM
Issue Date: 08/09/23

sheet name
BUILDING S3 LEVEL 1 CODE PLAN

sheet number
GF-101
Sheet Of Sheets

PLANNING SUBMITTAL 4/15/2024

Z:\PROJECTS\2021 Projects\SD Homes Redlands II 2100098.RA\Drawings\Schematic Design\CAD\Building Models\BUILDING S3\BUILDING S3 R19_SH.rvt

© 2017 Miller Architectural Corporation

BUILDING EGRESS SIZING

LEVEL 1 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (103/3 STAIRWAYS PROVIDED) =
6.8" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 6.8" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

54" PROVIDED PER STAIRWAY > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH = 54" x 3 STAIRWAYS=162" TOTAL STAIRWAY WIDTH PROVIDED LEVEL 1

LEVEL 2 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (103/3 STAIRWAYS PROVIDED) =
6.8" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 6.8" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

54" PROVIDED PER STAIRWAY > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH = 54" x 3 STAIRWAYS=162" TOTAL STAIRWAY WIDTH PROVIDED LEVEL 2

LEVEL 3 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (103/3 STAIRWAYS PROVIDED) =
6.8" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 6.8" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

54" PROVIDED PER STAIRWAY > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH = 54" x 3 STAIRWAYS=162" TOTAL STAIRWAY WIDTH PROVIDED LEVEL 3

LEVEL 4 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (103/3 STAIRWAYS PROVIDED) =
6.8" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 6.8" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

54" PROVIDED PER STAIRWAY > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH = 54" x 3 STAIRWAYS=162" TOTAL STAIRWAY WIDTH PROVIDED LEVEL 4

LEVEL 1 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (103/3 EXIT ACCESS DOORS PROVIDED) =
5.1" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 5.1" THEREFORE

36" PROVIDED > 32" REQUIRED PER EXIT ACCESS DOOR
TOTAL EXIT ACCESS DOOR WIDTH PROVIDED = 36" X 2 EXIT ACCESS DOORS=72" > CODE REQUIRED 32" X 2 EXIT ACCESS DOORS= 64"

LEVEL 2 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (103/3 EXIT ACCESS DOORS PROVIDED) =
5.1" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 5.1" THEREFORE

36" PROVIDED > 32" REQUIRED PER EXIT ACCESS DOOR
TOTAL EXIT ACCESS DOOR WIDTH PROVIDED = 36" X 2 EXIT ACCESS DOORS=72" > CODE REQUIRED 32" X 2 EXIT ACCESS DOORS= 64"

LEVEL 3 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (103/3 EXIT ACCESS DOORS PROVIDED) =
5.1" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 5.1" THEREFORE

36" PROVIDED > 32" REQUIRED PER EXIT ACCESS DOOR
TOTAL EXIT ACCESS DOOR WIDTH PROVIDED = 36" X 2 EXIT ACCESS DOORS=72" > CODE REQUIRED 32" X 2 EXIT ACCESS DOORS= 64"

LEVEL 4 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (103/3 EXIT ACCESS DOORS PROVIDED) =
5.1" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 5.1" THEREFORE

36" PROVIDED > 32" REQUIRED PER EXIT ACCESS DOOR
TOTAL EXIT ACCESS DOOR WIDTH PROVIDED = 36" X 2 EXIT ACCESS DOORS=72" > CODE REQUIRED 32" X 2 EXIT ACCESS DOORS= 64"

LEVEL 1 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 103=
15.45" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 70" PROVIDED CORRIDOR WIDTH LEVEL 1

LEVEL 2 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 103=
15.45" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 70" PROVIDED CORRIDOR WIDTH LEVEL 2

LEVEL 3 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 103=
15.45" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 70" PROVIDED CORRIDOR WIDTH LEVEL 3

LEVEL 4 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 103=
15.45" MIN. CORRIDOR WIDTH

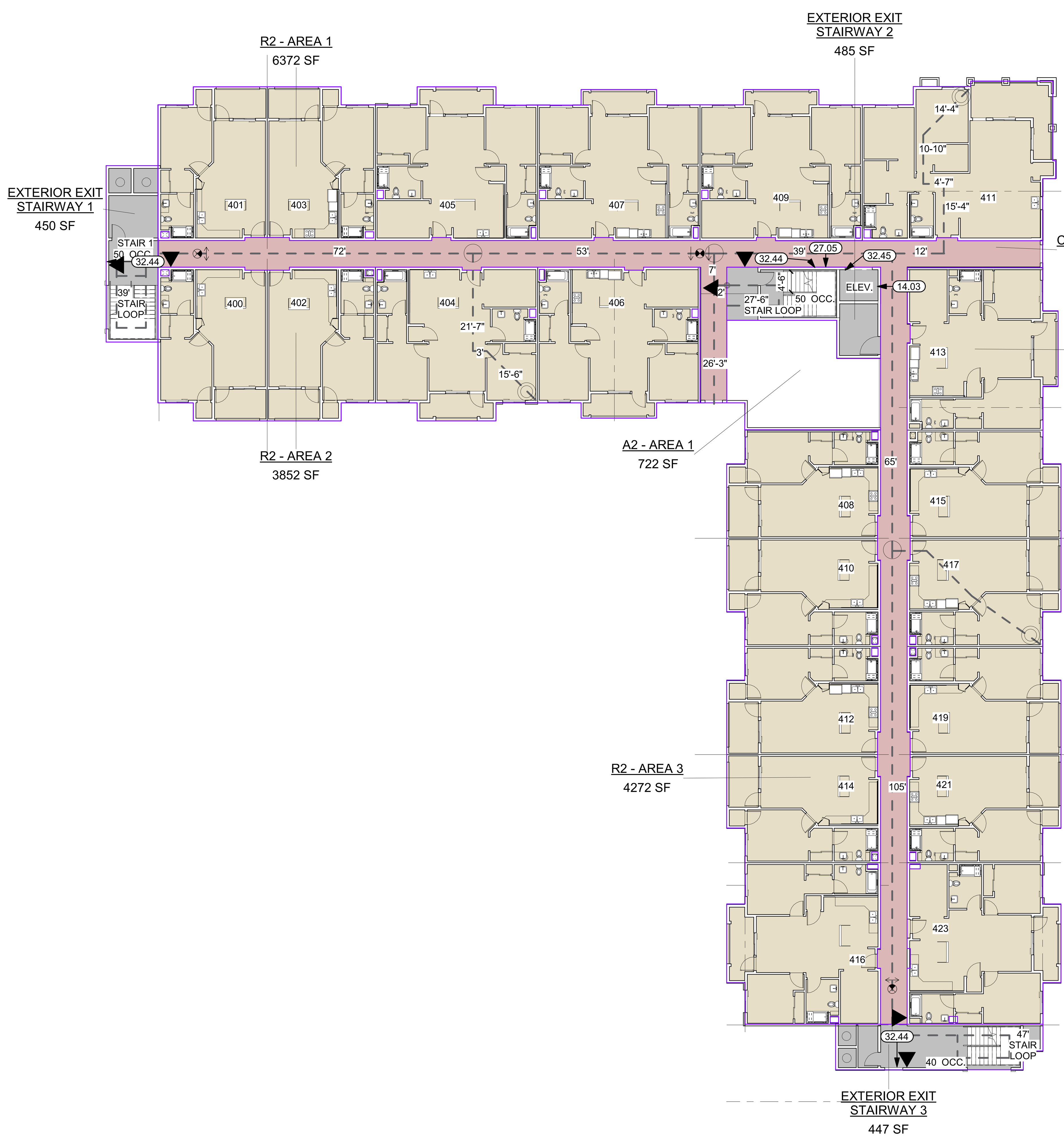
SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 70" PROVIDED CORRIDOR WIDTH LEVEL 4

EXIT SEPARATION DISTANCE

MINIMUM EXIT SEPARATION REQUIRED PER SECTION 1007.1.1, EXCEPTION 1 EXIT SEPARATION SHALL BE MEASURED ALONG SHORTEST DIRECT LINE OF TRAVEL WITHIN THE CORRIDOR:

BETWEEN EXIT 1 & 2
SHORTEST DIRECT LINE OF TRAVEL DISTANCE: 343' - 0"
1/3 OF TRAVEL SHORTEST DISTANCE: 114'-6" MIN. REQUIRED
SEPARATION DISTANCE PROVIDED: 143' - 0"

BETWEEN EXIT 2 & 3
MAXIMUM DIAGONAL DISTANCE: 343' - 0"
1/3 OF TRAVEL SHORTEST DISTANCE: 114'-6" MIN. REQUIRED
SEPARATION DISTANCE PROVIDED: 209' - 0"



SECOND FLOOR

SCALE 1/16" = 1'-0"

1

COMMON PATH OF TRAVEL DISTANCE

LEVEL 1-4 COMMON PATH OF TRAVEL DISTANCE
SECTION 1006.2.1 COMMON PATH OF EGRESS TRAVEL DISTANCE
R2 = 125'-0" MAXIMUM
S-2 = 100' - 0" MAXIMUM
A-2 = 75' - 0" MAXIMUM

PER IBC 202, COMMON PATH OF EGRESS TRAVEL DISTANCE IS THAT PORTION OF EXIT ACCESS TRAVEL DISTANCE MEASURE FROM THE MOST REMOTE POINT OF EACH ROOM, AREA OR SPACE TO THAT POINT WHERE THE OCCUPANTS HAVE SEPARATE AND DISTINCT ACCESS TO TWO EXITS OR EXIT ACCESS DOORWAYS.

PER IBC TABLE 1006.2.1, AN R2 OCCUPANCY THAT IS SPRINKLERED HAS A MAXIMUM COMMON PATH OF TRAVEL DISTANCE OF 125'-0".

LEVEL 1-4 COMMON PATH OF TRAVEL DISTANCE
ROOM A COMMON PATH OF TRAVEL DISTANCE
45' PROVIDED < 125' COMMON PATH OF TRAVEL W/ SPRINKLER

ALL LIVING UNITS HAVE BETWEEN 41'-45' COMMON PATH OF TRAVEL DISTANCE. UNOCCUPIED SPACES HAVE EVEN LESS, THEREFORE MEETING CODE STANDARD.

NUMBER OF ACCESS TO EXITS BASED ON OCCUPANT LOAD

LEVEL 1 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 1 OCCUPANT LOAD 103 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 1
3 EXITS PROVIDED TO EXIT FROM LEVEL 1

LEVEL 2 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 2 OCCUPANT LOAD 103 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 2
3 EXITS PROVIDED TO EXIT FROM LEVEL 2

LEVEL 3 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 3 OCCUPANT LOAD 103 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 3
3 EXITS PROVIDED TO EXIT FROM LEVEL 3

LEVEL 4 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 4 OCCUPANT LOAD 103 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 4
3 EXITS PROVIDED TO EXIT FROM LEVEL 4

CONSTRUCTION TYPE

CHAPTER 6 – CONSTRUCTION TYPE

TABLE 601 FIRE RESISTANCE RATING

- PRIMARY STRUCTURAL FRAME: 1HR
- BEARING WALLS
  1. INTERIOR 1HR
  2. EXTERIOR 1HR
- NONBEARING WALLS & PARITIONS: 0HRS
- FLOOR CONSTRUCTION 1HR
- ROOF CONSTRUCTION 1HR
- RATING AT CORRIDOR & STAIRS 1HR
- RATING BETWEEN RESIDENCES 1HR

NOTE: PER CH. 6 AND 7, THESE NUMBERS WILL FOLLOW THE RATINGS STATED ABOVE IN THE BUILDING DATA SECTION, WHICH IS MORE STRINGENT FOR AN NFPA 13 BUILDING, 4 STORIES.

BETWEEN DWELLING UNITS:	2-HOUR
STAIRWELL:	2-HOUR
SHAFTS IN UNITS(CBC 713.4):	2-HOUR
FLOORS:	1-HOUR
CORRIDORS:	1-HOUR
ROOF:	1-HOUR

EXIT ACCESS TRAVEL DISTANCE

PER IBC 202, EXIT ACCESS DEFINED AS THAT PORTION OF A MEANS OF EGRESS SYSTEM THAT LEADS FROM ANY OCCUPIED PORTION OF A BULDING OR STRUCTURE TO AN EXIT.

PER IBC TABLE 1017.2, AN R2 OCCUPANCY THAT IS SPRINKLERED HAS AN EXIT ACCESS TRAVEL DISTANCE OF 250 FT. SINCE THE STAIRS ARE PART OF THE EXIT, THE EXIT ACCESS TRAVEL DISTANCE BELOW IS CALCULATED FROM THE MOST REMOTE POINT OF AN OCCUPIED ROOM TO AN EXIT DOOR, WHICH MARKS THE BEGINNING OF THE EXIT PORTION OF THE MEANS OF EGRESS SYSTEM.

SECTION 1017.1 EXIT ACCESS TRAVEL DISTANCE
250'-0" FOR R-2 OCCUPANCY W/ SPRINKLER
250'-0" FOR A-2 OCCUPANCY W/ SPRINKLER

LEVEL 1 EXIT ACCESS TRAVEL DISTANCE

UNIT 404 TO STAIRWAY 1
70' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 404 TO STAIRWAY 2
62' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 1
134' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 2
60'- 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 2
106' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 3
105' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

LEVEL 2 EXIT ACCESS TRAVEL DISTANCE

UNIT 404 TO STAIRWAY 1
122' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 404 TO STAIRWAY 2
115' - 9" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 1
175' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 2
62' - 9"' PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 2
166' - 9" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 3
166' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

LEVEL 3 EXIT ACCESS TRAVEL DISTANCE

UNIT 404 TO STAIRWAY 1
168' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 404 TO STAIRWAY 2
143' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 1
221' - 0" PROVIDED > 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 2
90' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 2
194' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 3
215' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

LEVEL 4 EXIT ACCESS TRAVEL DISTANCE

UNIT 404 TO STAIRWAY 1
209' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 404 TO STAIRWAY 2
171' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 1
247' - 0" PROVIDED > 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 2
118' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 2
222' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 3
249'-0" PROVIDED > 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

ALLOWABLE AREA

ALLOWABLE AREA & FRONTAGE INCREASE DATA:

CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION
R-2 – APARTMENT HOUSES
A-2 – LOUNGE AREAS
S-2 - STORAGE AREAS

CHAPTER 5 BUILDING HEIGHTS & AREAS
BUILDING HEIGHT 504.3
R2 – SM, TYPE VA, 60' MAX ALLOWABLE HEIGHT

NUMBER OF STORIES 504.4
R2 – S 4 STORIES

BUILDING AREA 506.2
R2-SM = 36,000 SQFT
NS = 12,000 SQFT

SECTION 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
R2 TYPE VA OCCUPANCY
SM WITHOUT HEIGHT INCREASE

Aa= [At + (NS X If)]
Aa= [36,000 SQFT + (12,000 x If)]

SECTION 506.3.2 MINIMUM FRONTAGE DISTANCE
W=(L1 X W1 + L2 X W2 + L3 X W3…)/F

L1=WEST SIDE 218', L2 = SOUTH SIDE 212', L3= EAST SIDE 218', L4 = NORTH SIDE 212'

W=(218'X 18.8') + (212'X 30') + (218'X 23.3') + (212'X 30') =(4,098.4 + 6,360 + 5,079.4 + 6,360)/(212' + 218' + 212') = 21,897.8/ 642 = 34
W=34

SECTION 5.6.3.3 AMOUNT OF INCREASE
If=[F/P – 0.25]W/30
If=[642/860 – 0.25] 34/30 = 0.5 X 1.1 = 0.56
If=0.56

SECTION 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
R-2 OCCUPANCY
Aa= [At + (NS X If)]
Aa= [36,000 SQFT + (12,000 x 0.56)]
Aa= 42,800 SQFT SQFT PER FLOOR

SECTION 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
S-2 OCCUPANCY
Aa= [At + (NS X If)]
Aa= [27,000 SQFT + (9,000 SQFT x 0.56)]
Aa= 32,040 SQFT PER FLOOR

SECTION 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
A-2 OCCUPANCY
Aa= [At + (NS X If)]
Aa= [34,500 SQFT + (11,500 SQFT x 0.56)]
Aa= 40,940 SQFT PER FLOOR

LEVEL 1-4 ALLOWABLE AREA RATIOS

LEVEL 1: R-2 = (6,373 + 3,849 + 4,263 + 5,382 + 450+834+371+447)/42,800 SQFT=0.5
LEVEL 1: S-2 = 834/32,040 SQFT = 0.03
0.5 + 0.03 = 0.53 < 1 THEREFORE NO SEPARATION REQUIRED

LEVEL 2: R-2 = (6,372+5,382+4,272+5,411+450+485+722+447)/42,800 SQFT=0.5
LEVEL 2: A-2 = 905/40,940 SQFT = 0.02
0.5 + 0.02 = 0.52 < 1 THEREFORE NO SEPARATION REQUIRED

LEVEL 3: R-2 = (6,373 + 3,849 + 4,263 + 5,382 + 450+834+371+447)/42,800 SQFT=0.5
LEVEL 3: S-2 = 834/32,040 SQFT = 0.03
0.5 + 0.03 = 0.53 < 1 THEREFORE NO SEPARATION REQUIRED

LEVEL 4: R-2 = (6,372+5,382+4,272+5,411+450+485+722+447)/42,800 SQFT=0.5
LEVEL 4: A-2 = 905/40,940 SQFT = 0.02
0.5 + 0.02 = 0.52 < 1 THEREFORE NO SEPARATION REQUIRED

OCCUPANT LOAD

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
RESIDENTIAL = 200 GROSS SQUARE FEET
ASSEMBLY UNCONCENTRATED CHAIRS FOR LOUNGE = 15 NET SQUARE FEET
STORAGE = 500 GSF

BUILDING OCCUPANT LOAD DATA:
LEVEL 1
R-2 OCCUPANCY GROUP: 6,385 SQFT +3,582 SQFT + 834 SQFT+ 4286 SQFT + 5,412 SQFT = 20,499 SQ. FT. / 200 SQ. FT = 103 OCCUPANTS
S-2 OCCUPANCY GROUP: 508.2.4 ACCESSORY OCCUPANCY APPLIES SINCE TOTAL SQFT OF S-2 PROVIDED IS 4%, WHICH IS LESS THAN 10% THEREFORE COMBINED IN THE R2-OCCUPANCY CALCULATION AS 834 SQFT.
LEVEL 1 TOTAL OCCUPANT LOAD = **103 TOTAL OCCUPANTS**

LEVEL 2
R-2 OCCUPANCY GROUP: 6,385 SQFT +3,582 SQFT + 905 SQFT + 4,286 SQFT + 5,412 SQFT = 20,570 SQFT / 200 SQFT = 103 OCCUPANTS
A-2 OCCUPANCY GROUP: 508.2.4 ACCESSORY OCCUPANCY APPLIES SINCE TOTAL SQFT OF A-2 PROVIDED IS 4%, WHICH IS LESS THAN 10% THEREFORE COMBINED IN THE R2-OCCUPANCY CALCULATION AS 905 SQFT.
LEVEL 2 TOTAL OCCUPANT LOAD = **103 TOTAL OCCUPANTS**

LEVEL 3
R-2 OCCUPANCY GROUP: 6,385 SQFT +3,582 SQFT + 947 SQFT + 4,286 SQFT + 5,412 SQFT = 20,612 SQFT / 200 SQFT = 103 OCCUPANTS
S-2 OCCUPANCY GROUP: 508.2.4 ACCESSORY OCCUPANCY APPLIES SINCE TOTAL SQFT OF S-2 PROVIDED IS 4%, WHICH IS LESS THAN 10% THEREFORE COMBINED IN THE R2-OCCUPANCY CALCULATION AS 947 SQFT.
LEVEL 3 TOTAL OCCUPANT LOAD = **103 TOTAL OCCUPANTS**

LEVEL 4
R-2 OCCUPANCY GROUP: 6,385 SQFT +3,582 SQFT + 905 SQFT + 4,286 SQFT + 5,412 SQFT = 20,570 SQFT / 200 SQFT = 103 OCCUPANTS
A-2 OCCUPANCY GROUP: 508.2.4 ACCESSORY OCCUPANCY APPLIES SINCE TOTAL SQFT OF A-2 PROVIDED IS 4%, WHICH IS LESS THAN 10% THEREFORE COMBINED IN THE R2-OCCUPANCY CALCULATION AS 905 SQFT.
LEVEL 4 TOTAL OCCUPANT LOAD = **103 TOTAL OCCUPANTS**

TOTAL BUILDING OCCUPANT LOAD: 412 OCCUPANTS

BUILDING SEPARATION

SECTION EV3.0325(G)(2)(b)(iii)

FOR TWO STORY BUILDINGS OR MORE
FRONT: 30'
SIDE: 15'
REAR: 20'

FOR BUILDINGS HAVING OFFSET SURFACES, EACH YARD MAY BE REDUCED UP TO (5) FEET.FOR BUILDINGS PLACED AT AN ANGLE WITH EACH OTHER, EACH YARD STANDARD MAY BE REDUCED UP TO (10) FT, MAIN BUILDINGS SHALL BE NO CLOSER THAN (20) FEET AT THE CLOSES POINT.

SEPARATION DISTANCE REQUIRED S3 REAR & S4 SIDE: 20'+15'=35'
SEPARATION DISTANCE PROVIDED S3 REAR & S4 SIDE: 24' - 5"

SEPARATION DISTANCE REQUIRED S4 FRONT & S5 FRONT:30' + 30'=60'
SEPARATION DISTANCE PROVIDED S4 FRONT & S5 FRONT: 71'

SEPARATION DISTANCE REQUIRED S3 SIDE & S5 FRONT: 30'+30'=60'
SEPARATION DISTANCE PROVIDED S3 SIDE & S5 FRONT: 80'

PERCENTAGE OF OPENING BASED ON FIRE SEPARATION DISTANCE CBC TABLE 705.8
SEPARATION DISTANCE PROVIDED S3 REAR & S4 SIDE: 24' - 5", PROTECTED, ALLOWABLE AREA UNLIMITED

SEPARATION DISTANCE PROVIDED S4 FRONT & S5 FRONT: 71', PROTECTED, ALLOWABLE AREA UNLIMITED

SEPARATION DISTANCE PROVIDED S3 SIDE & S5 FRONT: 80', PROTECTED, ALLOWABLE AREA UNLIMITED

GENERAL NOTES

1. S-2 & A-2 AREA OCCUPANTS WILL NOT DIFFER FROM R-2 AREA OCCUPANTS.
2. REEMERGENCE WALL TYPE ON SHEET **G-008.5**
3. CORRIDOR WIDTH SHALL BE A MINIMUM OF 60" IN WIDTH PER CBC 11A-1119A.4 & 1138A.1.2 "WIDTH FOR 2 WHEELCHAIRS PASSING"
4. DIMENSION LEGEND:
   - F.O.S. INDICATES FACE OF STUD
   - F.O.F. INDICATES FACE OF FINISH
   - CL P/W INDICATES CENTER OF PARTY WALL
   - F.E.C. INDICATES FIRE EXTINGUISHER CABINET
5. ALL DIMENSION TO F.O.S. UNLESS NOTES OTHERWISE
6. REFER TO ENLARGED UNIT FLOOR PLANS FOR ADDITIONAL INFORMATION, DIMENSIONS, ETC. SHEETS **A-400 TO A-409**.
7. SEE SHEET **G-008.5** FOR FLOOR ASSEMBLY.
8. SEE SHEET **G-501** AND **G-502** FOR ACCESSIBILITY REQUIREMENTS.
9. SEE ENLARGE PLANS FOR CEILINGS HEIGHTS AND FLOOR TRANSITIONS.
10. SEE SHEET **AG-601** FOR DOOR SCHEDULE
11. SEE SHEET **AG-602** FOR WINDOW SCHEDULE
12. SEE SHEET **AG-603** FOR FINISH SCHEDULE
13. SEE INTERIOR DESIGN FOR INTERIOR DETAILS AND FINISHES
14. ALL EXTERIOR EXIT STAIRWAYS TO BE A MIN. OF 2-HR RATED WALL.
15. ALL SHAFTS AND CHASES TO BE A MIN. OF 2-HR RATED WALL. REFERENCE ENLARGED UNIT FLOOR PLAN
16. CORRIDOR WIDTH SHALL BE A MINIMUM OF 60" IN WIDTH PER C.B.C 11A 1119A.4 & 1138A.1.2 "WIDTH FOR TWO WHEELCHAIRS PASSING"

EXIT SIGNAGE SEE G-501

DENOTES START OF EXIT ACCESS TRAVEL DISTANCE PER CBC TABLE 1017.2

DENOTES END OF COMMON PATH OF TRAVEL- TWO EXIT OPTIONS BECOME AVAILABLE PER CBC SECTION 1006

DENOTES EXIT DISCHARGE AT PUBLIC WAY ON FIRST FLOOR

INDICATES TACTILE EXIT SIGN

DENOTES PATH OF TRAVEL PER CBC SECTION 1017

X'-X"/ 250'-0" TRAVEL DISTANCE TO EXIT DISCHARGE
LENGTH OF MAX. TRAVEL DISTANCE TO EXIT DISCHARGE, C.B.C 1017.2

100 OCC. OCCUPANCY LOAD

PATH OF TRAVEL LEGEND

SCALE 1/2" = 1'-0"

BUILDING DATA

PROJECT NAME:	LUXVIEW APARTMENTS PHASE II
PROPERTY ADDRESS:	1600 ORANGE AVE, REDLANDS CA 92373
APN NUMBER:	0292-48-201, 0292-72-101, 0292-72-102
ZONE:	EV2500-MULTI FAMILY RESIDENTIAL
ZONING DISTRICT :	REFER TO MUNICIPAL CODE ZONE
LAND USE TYPE:	MULTI-FAMILY RESIDENTIAL
TYPE OF CONSTRUCTION :	VA
GROSS LOT AREA:	825,026.40 SQ. FT.
DEDICATIONS:	-12,049 SQ. FT.
NET LOT AREA:	812,977 SQ. FT.
EXISTING USES:	VACANT LOT
EASEMENTS:	N/A
FRONT SETBACK:	35 FT
STREET SIDE SETBACK:	35 FT
SIDE YARD SETBACK:	25 FT
REAR YARD SETBACK:	25 FT
DENSITY OF DEVELOPMENT:	2,500 SQ. FT. OF LOT AREA PER DWELLING UNIT
MAXIMUM COVERAGE:	45% OF LOT AREA
BUILDING FOOTPRINT:	52,325 SQ. FT.
ZONING BUILDING HEIGHT :	NOT GREATER THAN 4 STORIES
ZONING NO. OF STORIES :	NOT GREATER THAN 4 STORIES
ZONING BUILDING HEIGHT :	52' - 0"
CODE BUILDING HEIGHT:	60' - 0"
OCCUPANCY CLASS. :	LEVEL 1: R-2, S-2(LESS THAN 10%, ACCESSORY USE) LEVEL 2: R-2, A-2(LESS THAN 10% ACCESSORY USE) LEVEL 3: R-2, S-2(LESS THAN 10% ACCESSORY USE) LEVEL 4: R-2, A-2(LESS THAN 10% ACCESSORY USE)
CORRIDORS:	SEE CONSTRUCTION TYPE
BETWEEN DWELLING UNITS:	SEE CONSTRUCTION TYPE
AUTOMATIC FIRE SPRINKLER :	NFPA-13, 903.3.1.1
GROSS BUILDING AREA S3:	87,876 SQFT
GROSS BUILDING AREA S4:	30,660 SQFT
GROSS BUILDING AREA S5:	75,288 SQFT
TOTAL	209,300 SQFT

GROSS BUILDING AREA

1ST FLOOR	21,969 SQ. FT.
2ND FLOOR	21,969 SQ.FT.
3RD FLOOR	21,969 SQ.FT.
4TH FLOOR	21,969 SQ.FT.
TOTAL	87,876 SQ.FT.

Keynote Legend

Key Value	Keynote Text
14.03	Medical Emergency Service Elevator Per CBC Section 3002.4a
27.05	Two-way communication per CBC 1009.8.Directions for the use of two-way communication system shall be provided in accordance with CBC Section 1009.8.2
32.44	Directional Signage per CBC 1009.10
32.45	Star of Life Signage on both sides of hoistway door frame per CBC 3002.4

MILLER
architecture
interiors
planning

1177 Idaho Street, Suite 200
Redlands, CA 92374
Phone: 909-335-7400
Fax: 909-335-7299
info@miller-aip.com

LICENSED ARCHITECT
GARY W. MILLER
No. C14635
REN. 9-30-25
STATE OF CALIFORNIA

owner approval

initials	date	phase

revisions/addenda

#	Date	Comment

NOT FOR BID OR CONSTRUCTION

LUXVIEW LUXURY APARTMENTS
1600 ORANGE AVE
REDLANDS, CALIFORNIA 92373

LUXVIEW PROPERTIES
11230 Sorrento Valley Road, Suite 140, San Diego, CA 92121
TheLuxView.com | L@TheLuxView.com

project information

Project Number:	2000038.RA
Drawn By:	Author
Checked By:	GWM
Issue Date:	08/09/23

sheet name

BUILDING S3
LEVEL 2 CODE
PLAN

sheet number

GF-102

Sheet Of Sheets

PLANNING SUBMITTAL 4/15/2024

Z:\PROJECTS\2021 Projects\SD Homes Redlands II 2100098.RA\Drawings\Schematic Design\CAD\Building Models\BUILDING S3\BUILDING S3 R19_SH.rvt

© 2017 Miller Architectural Corporation

BUILDING EGRESS SIZING

LEVEL 1 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (103/3 STAIRWAYS PROVIDED) =
6.8" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 6.8" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

54" PROVIDED PER STAIRWAY > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH = 54" x 3 STAIRWAYS=162" TOTAL STAIRWAY WIDTH PROVIDED LEVEL 1

LEVEL 2 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (103/3 STAIRWAYS PROVIDED) =
6.8" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 6.8" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

54" PROVIDED PER STAIRWAY > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH = 54" x 3 STAIRWAYS=162" TOTAL STAIRWAY WIDTH PROVIDED LEVEL 2

LEVEL 3 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (103/3 STAIRWAYS PROVIDED) =
6.8" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 6.8" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

54" PROVIDED PER STAIRWAY > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH = 54" x 3 STAIRWAYS=162" TOTAL STAIRWAY WIDTH PROVIDED LEVEL 3

LEVEL 4 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (103/3 STAIRWAYS PROVIDED) =
6.8" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 6.8" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

54" PROVIDED PER STAIRWAY > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH = 54" x 3 STAIRWAYS=162" TOTAL STAIRWAY WIDTH PROVIDED LEVEL 4

LEVEL 1 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (103/3 EXIT ACCESS DOORS PROVIDED) =
5.1" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 5.1" THEREFORE

36" PROVIDED > 32" REQUIRED PER EXIT ACCESS DOOR
TOTAL EXIT ACCESS DOOR WIDTH PROVIDED = 36" X 2 EXIT ACCESS DOORS=72" > CODE REQUIRED 32" X 2 EXIT ACCESS DOORS= 64"

LEVEL 2 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (103/3 EXIT ACCESS DOORS PROVIDED) =
5.1" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 5.1" THEREFORE

36" PROVIDED > 32" REQUIRED PER EXIT ACCESS DOOR
TOTAL EXIT ACCESS DOOR WIDTH PROVIDED = 36" X 2 EXIT ACCESS DOORS=72" > CODE REQUIRED 32" X 2 EXIT ACCESS DOORS= 64"

LEVEL 3 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (103/3 EXIT ACCESS DOORS PROVIDED) =
5.1" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 5.1" THEREFORE

36" PROVIDED > 32" REQUIRED PER EXIT ACCESS DOOR
TOTAL EXIT ACCESS DOOR WIDTH PROVIDED = 36" X 2 EXIT ACCESS DOORS=72" > CODE REQUIRED 32" X 2 EXIT ACCESS DOORS= 64"

LEVEL 4 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (103/3 EXIT ACCESS DOORS PROVIDED) =
5.1" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 5.1" THEREFORE

36" PROVIDED > 32" REQUIRED PER EXIT ACCESS DOOR
TOTAL EXIT ACCESS DOOR WIDTH PROVIDED = 36" X 2 EXIT ACCESS DOORS=72" > CODE REQUIRED 32" X 2 EXIT ACCESS DOORS= 64"

LEVEL 1 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 103=
15.45" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 70" PROVIDED CORRIDOR WIDTH LEVEL 1

LEVEL 2 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 103=
15.45" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 70" PROVIDED CORRIDOR WIDTH LEVEL 2

LEVEL 3 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 103=
15.45" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 70" PROVIDED CORRIDOR WIDTH LEVEL 3

LEVEL 4 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 103=
15.45" MIN. CORRIDOR WIDTH

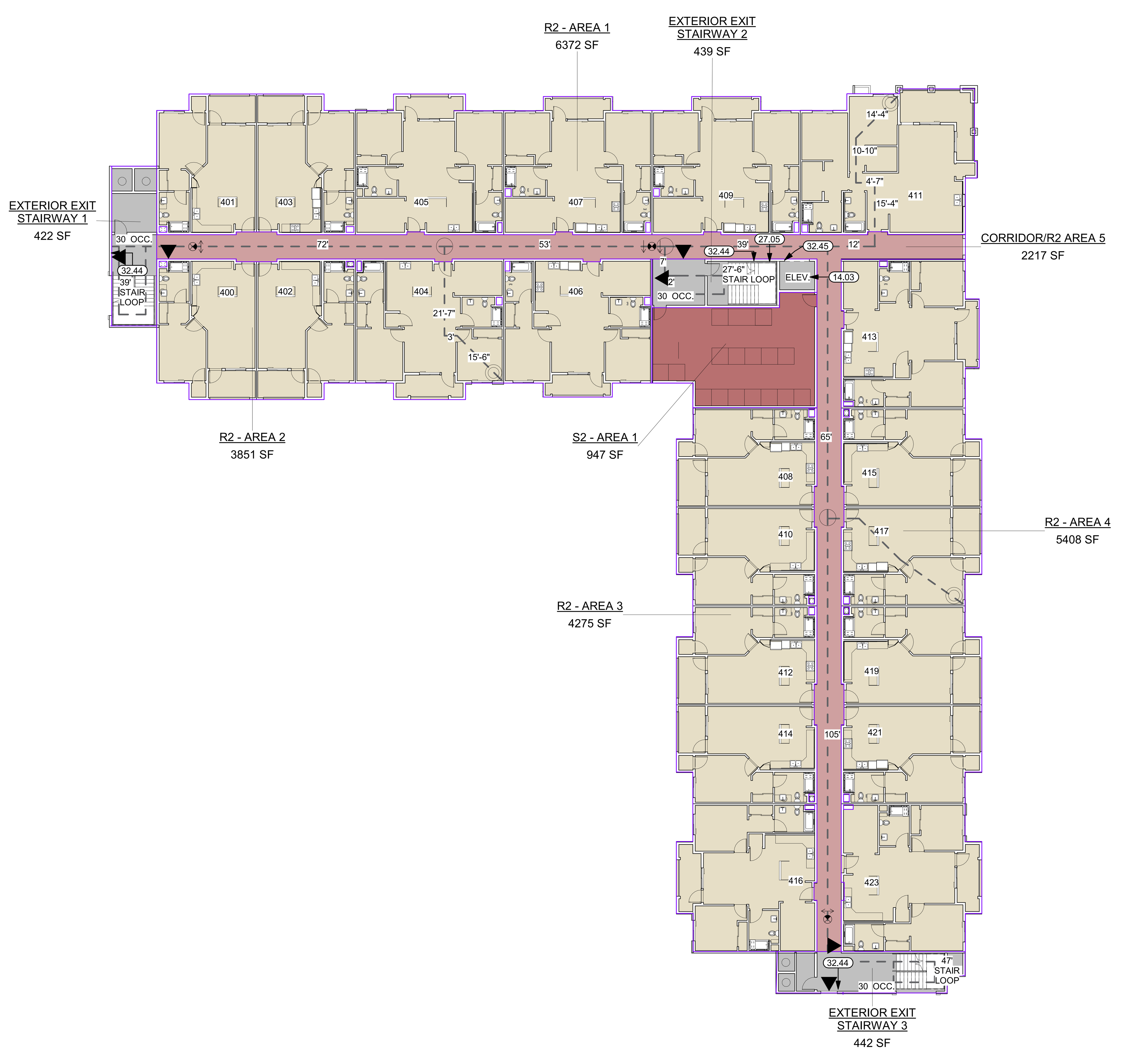
SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 70" PROVIDED CORRIDOR WIDTH LEVEL 4

EXIT SEPARATION DISTANCE

MINIMUM EXIT SEPARATION REQUIRED PER SECTION 1007.1.1, EXCEPTION 1 EXIT SEPARATION SHALL BE MEASURED ALONG SHORTEST DIRECT LINE OF TRAVEL WITHIN THE CORRIDOR:

BETWEEN EXIT 1 & 2
SHORTEST DIRECT LINE OF TRAVEL DISTANCE: 343' - 0"
1/3 OF TRAVEL SHORTEST DISTANCE: 114'-6" MIN. REQUIRED
SEPARATION DISTANCE PROVIDED: 143' - 0"

BETWEEN EXIT 2 & 3
MAXIMUM DIAGONAL DISTANCE: 343' - 0"
1/3 OF TRAVEL SHORTEST DISTANCE: 114'-6" MIN. REQUIRED
SEPARATION DISTANCE PROVIDED: 209' - 0"



THIRD FLOOR
SCALE 1/16" = 1'-0"
1

COMMON PATH OF TRAVEL DISTANCE

LEVEL 1-4 COMMON PATH OF TRAVEL DISTANCE
SECTION 1006.2.1 COMMON PATH OF EGRESS TRAVEL DISTANCE
R2 = 125'-0" MAXIMUM
S-2 = 100' - 0" MAXIMUM
A-2 = 75' - 0" MAXIMUM

PER IBC 202, COMMON PATH OF EGRESS TRAVEL DISTANCE IS THAT PORTION OF EXIT ACCESS TRAVEL DISTANCE MEASURE FROM THE MOST REMOTE POINT OF EACH ROOM, AREA OR SPACE TO THAT POINT WHERE THE OCCUPANTS HAVE SEPARATE AND DISTINCT ACCESS TO TWO EXITS OR EXIT ACCESS DOORWAYS.

PER IBC TABLE 1006.2.1, AN R2 OCCUPANCY THAT IS SPRINKLERED HAS A MAXIMUM COMMON PATH OF TRAVEL DISTANCE OF 125'-0".

LEVEL 1-4 COMMON PATH OF TRAVEL DISTANCE
ROOM A COMMON PATH OF TRAVEL DISTANCE
45' PROVIDED < 125' COMMON PATH OF TRAVEL W/ SPRINKLER

ALL LIVING UNITS HAVE BETWEEN 41'-45' COMMON PATH OF TRAVEL DISTANCE. UNOCCUPIED SPACES HAVE EVEN LESS, THEREFORE MEETING CODE STANDARD.

NUMBER OF ACCESS TO EXITS BASED ON OCCUPANT LOAD

LEVEL 1 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 1 OCCUPANT LOAD 103 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 1
3 EXITS PROVIDED TO EXIT FROM LEVEL 1

LEVEL 2 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 2 OCCUPANT LOAD 103 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 2
3 EXITS PROVIDED TO EXIT FROM LEVEL 2

LEVEL 3 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 3 OCCUPANT LOAD 103 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 3
3 EXITS PROVIDED TO EXIT FROM LEVEL 3

LEVEL 4 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 4 OCCUPANT LOAD 103 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 4
3 EXITS PROVIDED TO EXIT FROM LEVEL 4

CONSTRUCTION TYPE

CHAPTER 6 – CONSTRUCTION TYPE

TABLE 601 FIRE RESISTANCE RATING
- PRIMARY STRUCTURAL FRAME: 1HR
- BEARING WALLS
  1. INTERIOR 1HR
  2. EXTERIOR 1HR
- NONBEARING WALLS & PARITIONS: 0HRS
- FLOOR CONSTRUCTION 1HR
- ROOF CONSTRUCTION 1HR
- RATING AT CORRIDOR & STAIRS 1HR
- RATING BETWEEN RESIDENCES 1HR

NOTE: PER CH. 6 AND 7, THESE NUMBERS WILL FOLLOW THE RATINGS STATED ABOVE IN THE BUILDING DATA SECTION, WHICH IS MORE STRINGENT FOR AN NFPA 13 BUILDING, 4 STORIES.

BETWEEN DWELLING UNITS: 2-HOUR
STAIRWELL: 2-HOUR
SHAFTS IN UNITS(CBC 713.4): 2-HOUR
FLOORS: 1-HOUR
CORRIDORS: 1-HOUR
ROOF: 1-HOUR

EXIT ACCESS TRAVEL DISTANCE

PER IBC 202, EXIT ACCESS DEFINED AS THAT PORTION OF A MEANS OF EGRESS SYSTEM THAT LEADS FROM ANY OCCUPIED PORTION OF A BULDING OR STRUCTURE TO AN EXIT.

PER IBC TABLE 1017.2, AN R2 OCCUPANCY THAT IS SPRINKLERED HAS AN EXIT ACCESS TRAVEL DISTANCE OF 250 FT. SINCE THE STAIRS ARE PART OF THE EXIT, THE EXIT ACCESS TRAVEL DISTANCE BELOW IS CALCULATED FROM THE MOST REMOTE POINT OF AN OCCUPIED ROOM TO AN EXIT DOOR, WHICH MARKS THE BEGINNING OF THE EXIT PORTION OF THE MEANS OF EGRESS SYSTEM.

SECTION 1017.1 EXIT ACCESS TRAVEL DISTANCE
250'-0" FOR R-2 OCCUPANCY W/ SPRINKLER
250'-0" FOR A-2 OCCUPANCY W/ SPRINKLER

LEVEL 1 EXIT ACCESS TRAVEL DISTANCE

UNIT 404 TO STAIRWAY 1
70' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 404 TO STAIRWAY 2
62' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 1
134' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 2
60'- 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 2
106' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 3
105' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

LEVEL 2 EXIT ACCESS TRAVEL DISTANCE

UNIT 404 TO STAIRWAY 1
122' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 404 TO STAIRWAY 2
115' - 9" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 1
175' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 2
62' - 9"' PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 2
166' - 9" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 3
166' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

LEVEL 3 EXIT ACCESS TRAVEL DISTANCE

UNIT 404 TO STAIRWAY 1
168' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 404 TO STAIRWAY 2
143' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 1
221' - 0" PROVIDED > 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 2
90' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 2
194' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 3
215' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

LEVEL 4 EXIT ACCESS TRAVEL DISTANCE

UNIT 404 TO STAIRWAY 1
209' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 404 TO STAIRWAY 2
171' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 1
247' - 0" PROVIDED > 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 2
118' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 2
222' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 3
240' 0" PROVIDED > 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

ALLOWABLE AREA

ALLOWABLE AREA & FRONTAGE INCREASE DATA:

CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION
R-2 – APARTMENT HOUSES
A-2 – LOUNGE AREAS
S-2 - STORAGE AREAS

CHAPTER 5 BUILDING HEIGHTS & AREAS
BUILDING HEIGHT 504.3
R2 – SM, TYPE VA, 60' MAX ALLOWABLE HEIGHT

NUMBER OF STORIES 504.4
R2 – S 4 STORIES

BUILDING AREA 506.2
R2-SM = 36,000 SQFT
NS = 12,000 SQFT

SECTION 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
R2 TYPE VA OCCUPANCY
SM WITHOUT HEIGHT INCREASE

Aa= [At + (NS X If)]
Aa= [36,000 SQFT + (12,000 x If)]

SECTION 506.3.2 MINIMUM FRONTAGE DISTANCE
W=(L1 X W1 + L2 X W2 + L3 X W3…)/F

L1=WEST SIDE 218', L2 = SOUTH SIDE 212', L3= EAST SIDE 218', L4 = NORTH SIDE 212'

W=(218'X 18.8') + (212'X 30') + (218'X 23.3') + (212'X 30') =(4,098.4 + 6,360 + 5,079.4 + 6,360)/(212' + 218' + 212') = 21,897.8/ 642 = 34
W=34

SECTION 5.6.3.3 AMOUNT OF INCREASE
If=[F/P – 0.25]W/30
If=[642/860 – 0.25] 34/30 = 0.5 X 1.1 = 0.56
If=0.56

SECTION 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
R-2 OCCUPANCY
Aa= [At + (NS X If)]
Aa= [36,000 SQFT + (12,000 x 0.56)]
Aa= 42,800 SQFT SQFT PER FLOOR

SECTION 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
S-2 OCCUPANCY
Aa= [At + (NS X If)]
Aa= [27,000 SQFT + (9,000 SQFT x 0.56)]
Aa= 32,040 SQFT PER FLOOR

SECTION 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
A-2 OCCUPANCY
Aa= [At + (NS X If)]
Aa= [34,500 SQFT + (11,500 SQFT x 0.56)]
Aa= 40,940 SQFT PER FLOOR

LEVEL 1-4 ALLOWABLE AREA RATIOS

LEVEL 1: R-2 = (6,373 + 3,849 + 4,263 + 5,382 + 450+834+371+447)/42,800 SQFT=0.5
LEVEL 1: S-2 = 834/32,040 SQFT = 0.03
0.5 + 0.03 = 0.53 < 1 THEREFORE NO SEPARATION REQUIRED

LEVEL 2: R-2 = (6,372+5,382+4,272+5,411+450+485+722+447)/42,800 SQFT=0.5
LEVEL 2: A-2 = 905/40,940 SQFT = 0.02
0.5 + 0.02 = 0.52 < 1 THEREFORE NO SEPARATION REQUIRED

LEVEL 3: R-2 = (6,373 + 3,849 + 4,263 + 5,382 + 450+834+371+447)/42,800 SQFT=0.5
LEVEL 3: S-2 = 834/32,040 SQFT = 0.03
0.5 + 0.03 = 0.53 < 1 THEREFORE NO SEPARATION REQUIRED

LEVEL 4: R-2 = (6,372+5,382+4,272+5,411+450+485+722+447)/42,800 SQFT=0.5
LEVEL 4: A-2 = 905/40,940 SQFT = 0.02
0.5 + 0.02 = 0.52 < 1 THEREFORE NO SEPARATION REQUIRED

OCCUPANT LOAD

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
RESIDENTIAL = 200 GROSS SQUARE FEET
ASSEMBLY UNCONCENTRATED CHAIRS FOR LOUNGE = 15 NET SQUARE FEET
STORAGE = 500 GSF

BUILDING OCCUPANT LOAD DATA:
LEVEL 1
R-2 OCCUPANCY GROUP: 6,385 SQFT +3,582 SQFT + 834 SQFT+ 4286 SQFT + 5,412 SQFT = 20,499 SQ. FT. / 200 SQ. FT = 103 OCCUPANTS
S-2 OCCUPANCY GROUP: 508.2.4 ACCESSORY OCCUPANCY APPLIES SINCE TOTAL SQFT OF S-2 PROVIDED IS 4%, WHICH IS LESS THAN 10% THEREFORE COMBINED IN THE R2- OCCUPANCY CALCULATION AS 834 SQFT.
LEVEL 1 TOTAL OCCUPANT LOAD = **103 TOTAL OCCUPANTS**

LEVEL 2
R-2 OCCUPANCY GROUP: 6,385 SQFT +3,582 SQFT + 905 SQFT + 4,286 SQFT + 5,412 SQFT = 20,570 SQFT / 200 SQFT = 103 OCCUPANTS
A-2 OCCUPANCY GROUP: 508.2.4 ACCESSORY OCCUPANCY APPLIES SINCE TOTAL SQFT OF A-2 PROVIDED IS 4%, WHICH IS LESS THAN 10% THEREFORE COMBINED IN THE R2- OCCUPANCY CALCULATION AS 905 SQFT.
LEVEL 2 TOTAL OCCUPANT LOAD = **103 TOTAL OCCUPANTS**

LEVEL 3
R-2 OCCUPANCY GROUP: 6,385 SQFT +3,582 SQFT + 947 SQFT + 4,286 SQFT + 5,412 SQFT = 20,612 SQFT / 200 SQFT = 103 OCCUPANTS
S-2 OCCUPANCY GROUP: 508.2.4 ACCESSORY OCCUPANCY APPLIES SINCE TOTAL SQFT OF S-2 PROVIDED IS 4%, WHICH IS LESS THAN 10% THEREFORE COMBINED IN THE R2- OCCUPANCY CALCULATION AS 947 SQFT.
LEVEL 3 TOTAL OCCUPANT LOAD = **103 TOTAL OCCUPANTS**

LEVEL 4
R-2 OCCUPANCY GROUP: 6,385 SQFT +3,582 SQFT + 905 SQFT + 4,286 SQFT + 5,412 SQFT = 20,570 SQFT / 200 SQFT = 103 OCCUPANTS
A-2 OCCUPANCY GROUP: 508.2.4 ACCESSORY OCCUPANCY APPLIES SINCE TOTAL SQFT OF A-2 PROVIDED IS 4%, WHICH IS LESS THAN 10% THEREFORE COMBINED IN THE R2- OCCUPANCY CALCULATION AS 905 SQFT.
LEVEL 4 TOTAL OCCUPANT LOAD = **103 TOTAL OCCUPANTS**

TOTAL BUILDING OCCUPANT LOAD: 412 OCCUPANTS

BUILDING SEPARATION

SECTION EV3.0325(G)(2)(b)(iii)

FOR TWO STORY BUILDINGS OR MORE
FRONT: 30'
SIDE: 15'
REAR: 20'

FOR BUILDINGS HAVING OFFSET SURFACES, EACH YARD MAY BE REDUCED UP TO (5) FEET.FOR BUILDINGS PLACED AT AN ANGLE WITH EACH OTHER, EACH YARD STANDARD MAY BE REDUCED UP TO (10) FT, MAIN BUILDINGS SHALL BE NO CLOSER THAN (20) FEET AT THE CLOSES POINT.

SEPARATION DISTANCE REQUIRED S3 REAR & S4 SIDE: 20'+15'=35'
SEPARATION DISTANCE PROVIDED S3 REAR & S4 SIDE: 24' - 5"

SEPARATION DISTANCE REQUIRED S4 FRONT & S5 FRONT:30' + 30'=60'
SEPARATION DISTANCE PROVIDED S4 FRONT & S5 FRONT: 71'

SEPARATION DISTANCE REQUIRED S3 SIDE & S5 FRONT: 30'+30'=60'
SEPARATION DISTANCE PROVIDED S3 SIDE & S5 FRONT: 80'

PERCENTAGE OF OPENING BASED ON FIRE SEPARATION DISTANCE CBC TABLE 705.8
SEPARATION DISTANCE PROVIDED S3 REAR & S4 SIDE: 24' - 5", PROTECTED, ALLOWABLE AREA UNLIMITED

SEPARATION DISTANCE PROVIDED S4 FRONT & S5 FRONT: 71', PROTECTED, ALLOWABLE AREA UNLIMITED

SEPARATION DISTANCE PROVIDED S3 SIDE & S5 FRONT: 80', PROTECTED, ALLOWABLE AREA UNLIMITED

GENERAL NOTES

1. S-2 & A-2 AREA OCCUPANTS WILL NOT DIFFER FROM R-2 AREA OCCUPANTS.
2. REEMERGENCE WALL TYPE ON SHEET **G-008.5**
3. CORRIDOR WIDTH SHALL BE A MINIMUM OF 60" IN WIDTH PER CBC 11A-1119A.4 & 1138A.1.2 "WIDTH FOR 2 WHEELCHAIRS PASSING"
4. DIMENSION LEGEND:
   - F.O.S. INDICATES FACE OF STUD
   - F.O.F. INDICATES FACE OF FINISH
   - CL P/W INDICATES CENTER OF PARTY WALL
   - F.E.C. INDICATES FIRE EXTINGUISHER CABINET
5. ALL DIMENSION TO F.O.S. UNLESS NOTES OTHERWISE
6. REFER TO ENLARGED UNIT FLOOR PLANS FOR ADDITIONAL INFORMATION, DIMENSIONS, ETC. SHEETS **A-400 TO A-409**.
7. SEE SHEET **G-008.5** FOR FLOOR ASSEMBLY.
8. SEE SHEET **G-501** AND **G-502** FOR ACCESSIBILITY REQUIREMENTS.
9. SEE ENLARGE PLANS FOR CEILINGS HEIGHTS AND FLOOR TRANSITIONS.
10. SEE SHEET **AG-601** FOR DOOR SCHEDULE
11. SEE SHEET **AG-602** FOR WINDOW SCHEDULE
12. SEE SHEET **AG-603** FOR FINISH SCHEDULE
13. SEE INTERIOR DESIGN FOR INTERIOR DETAILS AND FINISHES
14. ALL EXTERIOR EXIT STAIRWAYS TO BE A MIN. OF 2-HR RATED WALL.
15. ALL SHAFTS AND CHASES TO BE A MIN. OF 2-HR RATED WALL. REFERENCE ENLARGED UNIT FLOOR PLAN
16. CORRIDOR WIDTH SHALL BE A MINIMUM OF 60" IN WIDTH PER C.B.C 11A 1119A.4 & 1138A.1.2 "WIDTH FOR TWO WHEELCHAIRS PASSING"

EXIT SIGNAGE SEE G-501

DENOTES START OF EXIT ACCESS TRAVEL DISTANCE PER CBC TABLE 1017.2

DENOTES END OF COMMON PATH OF TRAVEL- TWO EXIT OPTIONS BECOME AVAILABLE PER CBC SECTION 1006

DENOTES EXIT DISCHARGE AT PUBLIC WAY ON FIRST FLOOR

INDICATES TACTILE EXIT SIGN

DENOTES PATH OF TRAVEL PER CBC SECTION 1017

X'-X"/ 250'-0" — TRAVEL DISTANCE TO EXIT DISCHARGE; LENGTH OF MAX. TRAVEL DISTANCE TO EXIT DISCHARGE, C.B.C 1017.2

100 OCC. — OCCUPANCY LOAD

PATH OF TRAVEL LEGEND
SCALE 1/2" = 1'-0"

BUILDING DATA

PROJECT NAME:	LUXVIEW APARTMENTS PHASE II
PROPERTY ADDRESS:	1600 ORANGE AVE, REDLANDS CA 92373
APN NUMBER:	0292-48-201, 0292-72-101, 0292-72-102
ZONE:	EV2500-MULTI FAMILY RESIDENTIAL
ZONING DISTRICT :	REFER TO MUNICIPAL CODE ZONE
LAND USE TYPE:	MULTI-FAMILY RESIDENTIAL
TYPE OF CONSTRUCTION :	VA
GROSS LOT AREA:	825,026.40 SQ. FT.
DEDICATIONS:	-12,049 SQ. FT.
NET LOT AREA:	812,977 SQ. FT.
EXISTING USES:	VACANT LOT
EASEMENTS:	N/A
FRONT SETBACK:	35 FT
STREET SIDE SETBACK:	35 FT
SIDE YARD SETBACK:	25 FT
REAR YARD SETBACK:	25 FT
DENSITY OF DEVELOPMENT:	2,500 SQ. FT. OF LOT AREA PER DWELLING UNIT
MAXIMUM COVERAGE:	45% OF LOT AREA
BUILDING FOOTPRINT:	52,325 SQ. FT.
ZONING BUILDING HEIGHT :	NOT GREATER THAN 4 STORIES
ZONING NO. OF STORIES :	NOT GREATER THAN 4 STORIES
ZONING BUILDING HEIGHT :	52' - 0"
CODE BUILDING HEIGHT:	60' - 0"
OCCUPANCY CLASS. :	LEVEL 1: R-2, S-2(LESS THAN 10%, ACCESSORY USE) LEVEL 2: R-2, A-2(LESS THAN 10% ACCESSORY USE) LEVEL 3: R-2, S-2(LESS THAN 10% ACCESSORY USE) LEVEL 4: R-2, A-2(LESS THAN 10% ACCESSORY USE)
CORRIDORS:	SEE CONSTRUCTION TYPE
BETWEEN DWELLING UNITS:	SEE CONSTRUCTION TYPE
AUTOMATIC FIRE SPRINKLER :	NFPA-13, 903.3.1.1
GROSS BUILDING AREA S3:	87,876 SQFT
GROSS BUILDING AREA S4:	30,660 SQFT
GROSS BUILDING AREA S5:	75,288 SQFT
TOTAL	209,300 SQFT

GROSS BUILDING AREA

1ST FLOOR	21,969 SQ. FT.
2ND FLOOR	21,969 SQ.FT.
3RD FLOOR	21,969 SQ.FT.
4TH FLOOR	21,969 SQ.FT.
TOTAL	87,876 SQ.FT.

Keynote Legend

Key Value	Keynote Text
14.03	Medical Emergency Service Elevator Per CBC Section 3002.4a
27.05	Two-way communication per CBC 1009.8.Directions for the use of two-way communication system shall be provided in accordance with CBC Section 1009.8.2
32.44	Directional Signage per CBC 1009.10
32.45	Star of Life Signage on both sides of hoistway door frame per CBC 3002.4

MILLER
architecture interiors planning
1177 Idaho Street, Suite 200
Redlands, CA 92374
Phone: 909-335-7400
Fax: 909-335-7299
info@miller-aip.com

LICENSED ARCHITECT GARY W. MILLER No. C14635 REN. 9-30-25 STATE OF CALIFORNIA

owner approval

initials	date	phase

revisions/addenda

#	Date	Comment

NOT FOR BID OR CONSTRUCTION

LUXVIEW LUXURY APARTMENTS
1600 ORANGE AVE
REDLANDS, CALIFORNIA 92373

LUXVIEW PROPERTIES
11230 Sorrento Valley Road, Suite 140, San Diego, CA 92121
TheLuxView.com | L@TheLuxView.com

project information

Project Number:	2000038.RA
Drawn By:	Author
Checked By:	GWM
Issue Date:	08/09/23

sheet name

BUILDING S3 LEVEL 3 CODE PLAN

sheet number

GF-103

Sheet Of Sheets

PLANNING SUBMITTAL 4/15/2024

© 2017 Miller Architectural Corporation

BUILDING EGRESS SIZING

LEVEL 1 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (103/3 STAIRWAYS PROVIDED) =
6.8" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 6.8" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

54" PROVIDED PER STAIRWAY > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH = 54" x 3 STAIRWAYS=162" TOTAL STAIRWAY WIDTH PROVIDED LEVEL 1

LEVEL 2 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (103/3 STAIRWAYS PROVIDED) =
6.8" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 6.8" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

54" PROVIDED PER STAIRWAY > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH = 54" x 3 STAIRWAYS=162" TOTAL STAIRWAY WIDTH PROVIDED LEVEL 2

LEVEL 3 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (103/3 STAIRWAYS PROVIDED) =
6.8" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 6.8" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

54" PROVIDED PER STAIRWAY > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH = 54" x 3 STAIRWAYS=162" TOTAL STAIRWAY WIDTH PROVIDED LEVEL 3

LEVEL 4 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (103/3 STAIRWAYS PROVIDED) =
6.8" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 6.8" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

54" PROVIDED PER STAIRWAY > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH = 54" x 3 STAIRWAYS=162" TOTAL STAIRWAY WIDTH PROVIDED LEVEL 4

LEVEL 1 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (103/3 EXIT ACCESS DOORS PROVIDED) =
5.1" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 5.1" THEREFORE

36" PROVIDED > 32" REQUIRED PER EXIT ACCESS DOOR
TOTAL EXIT ACCESS DOOR WIDTH PROVIDED = 36" X 2 EXIT ACCESS DOORS=72" > CODE REQUIRED 32" X 2 EXIT ACCESS DOORS= 64"

LEVEL 2 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (103/3 EXIT ACCESS DOORS PROVIDED) =
5.1" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 5.1" THEREFORE

36" PROVIDED > 32" REQUIRED PER EXIT ACCESS DOOR
TOTAL EXIT ACCESS DOOR WIDTH PROVIDED = 36" X 2 EXIT ACCESS DOORS=72" > CODE REQUIRED 32" X 2 EXIT ACCESS DOORS= 64"

LEVEL 3 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (103/3 EXIT ACCESS DOORS PROVIDED) =
5.1" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 5.1" THEREFORE

36" PROVIDED > 32" REQUIRED PER EXIT ACCESS DOOR
TOTAL EXIT ACCESS DOOR WIDTH PROVIDED = 36" X 2 EXIT ACCESS DOORS=72" > CODE REQUIRED 32" X 2 EXIT ACCESS DOORS= 64"

LEVEL 4 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (103/3 EXIT ACCESS DOORS PROVIDED) =
5.1" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 5.1" THEREFORE

36" PROVIDED > 32" REQUIRED PER EXIT ACCESS DOOR
TOTAL EXIT ACCESS DOOR WIDTH PROVIDED = 36" X 2 EXIT ACCESS DOORS=72" > CODE REQUIRED 32" X 2 EXIT ACCESS DOORS= 64"

LEVEL 1 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 103=
15.45" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 70" PROVIDED CORRIDOR WIDTH LEVEL 1

LEVEL 2 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 103=
15.45" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 70" PROVIDED CORRIDOR WIDTH LEVEL 2

LEVEL 3 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 103=
15.45" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 70" PROVIDED CORRIDOR WIDTH LEVEL 3

LEVEL 4 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 103=
15.45" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 70" PROVIDED CORRIDOR WIDTH LEVEL 4

EXIT SEPARATION DISTANCE

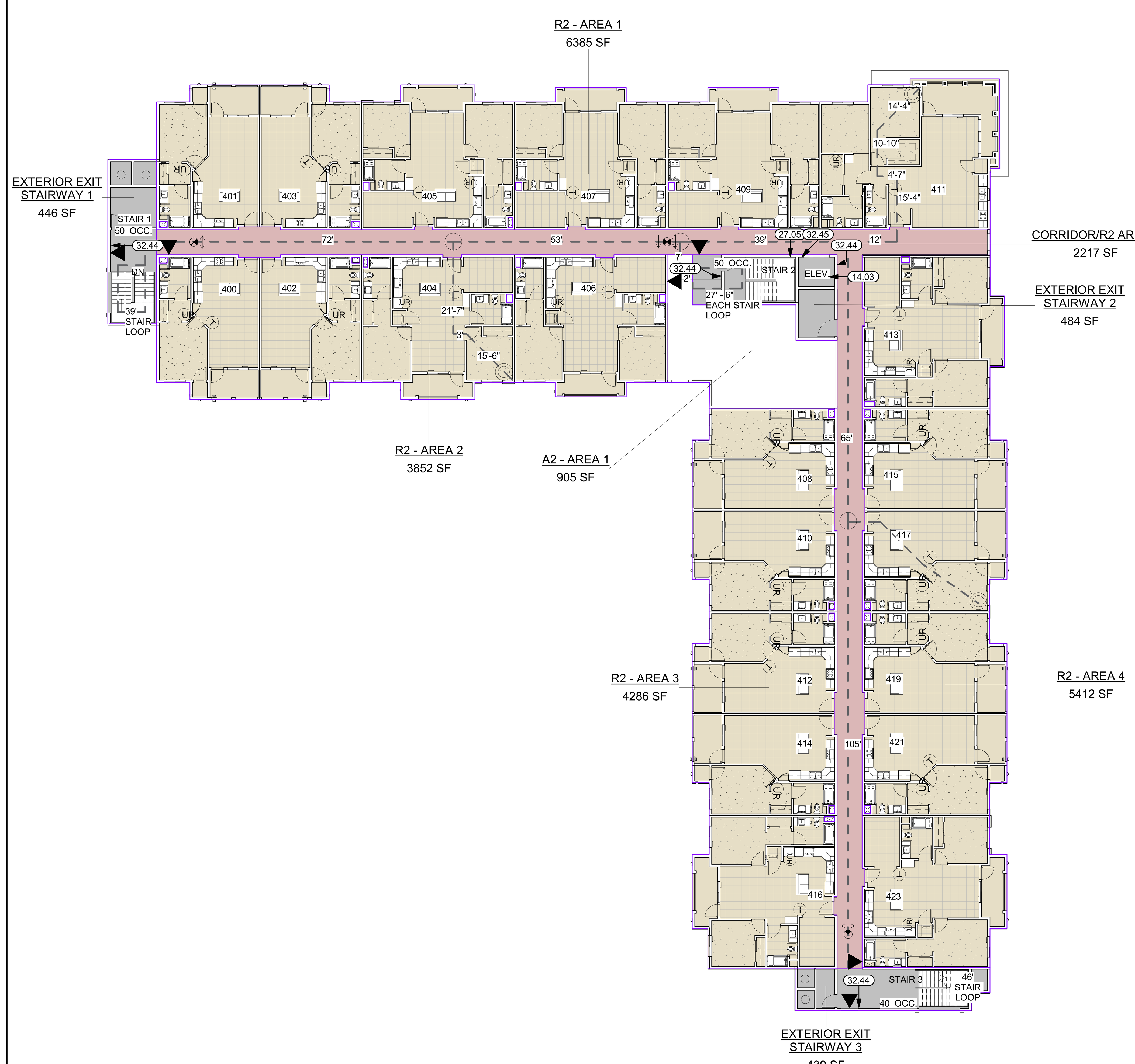
MINIMUM EXIT SEPARATION REQUIRED PER SECTION 1007.1.1, EXCEPTION 1 EXIT SEPARATION SHALL BE MEASURED ALONG SHORTEST DIRECT LINE OF TRAVEL WITHIN THE CORRIDOR:

BETWEEN EXIT 1 & 2

SHORTEST DIRECT LINE OF TRAVEL DISTANCE:	343' - 0"
1/3 OF TRAVEL SHORTEST DISTANCE:	114'-6" MIN. REQUIRED
SEPARATION DISTANCE PROVIDED:	143' - 0"

BETWEEN EXIT 2 & 3

MAXIMUM DIAGONAL DISTANCE:	343' - 0"
1/3 OF TRAVEL SHORTEST DISTANCE:	114'-6" MIN. REQUIRED
SEPARATION DISTANCE PROVIDED:	209' - 0"



FOURTH FLOOR — SCALE 1/16" = 1'-0" — 1

COMMON PATH OF TRAVEL DISTANCE

LEVEL 1-4 COMMON PATH OF TRAVEL DISTANCE
SECTION 1006.2.1 COMMON PATH OF EGRESS TRAVEL DISTANCE
R2 = 125'-0" MAXIMUM
S-2 = 100' - 0" MAXIMUM
A-2 = 75' - 0" MAXIMUM

PER IBC 202, COMMON PATH OF EGRESS TRAVEL DISTANCE IS THAT PORTION OF EXIT ACCESS TRAVEL DISTANCE MEASURE FROM THE MOST REMOTE POINT OF EACH ROOM, AREA OR SPACE TO THAT POINT WHERE THE OCCUPANTS HAVE SEPARATE AND DISTINCT ACCESS TO TWO EXITS OR EXIT ACCESS DOORWAYS.

PER IBC TABLE 1006.2.1, AN R2 OCCUPANCY THAT IS SPRINKLERED HAS A MAXIMUM COMMON PATH OF TRAVEL DISTANCE OF 125'-0".

LEVEL 1-4 COMMON PATH OF TRAVEL DISTANCE
ROOM A COMMON PATH OF TRAVEL DISTANCE
45' PROVIDED < 125' COMMON PATH OF TRAVEL W/ SPRINKLER

ALL LIVING UNITS HAVE BETWEEN 41'-45' COMMON PATH OF TRAVEL DISTANCE. UNOCCUPIED SPACES HAVE EVEN LESS, THEREFORE MEETING CODE STANDARD.

NUMBER OF ACCESS TO EXITS BASED ON OCCUPANT LOAD

LEVEL 1 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 1 OCCUPANT LOAD 103 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 1
3 EXITS PROVIDED TO EXIT FROM LEVEL 1

LEVEL 2 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 2 OCCUPANT LOAD 103 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 2
3 EXITS PROVIDED TO EXIT FROM LEVEL 2

LEVEL 3 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 3 OCCUPANT LOAD 103 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 3
3 EXITS PROVIDED TO EXIT FROM LEVEL 3

LEVEL 4 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 4 OCCUPANT LOAD 103 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 4
3 EXITS PROVIDED TO EXIT FROM LEVEL 4

CONSTRUCTION TYPE

CHAPTER 6 – CONSTRUCTION TYPE

TABLE 601 FIRE RESISTANCE RATING
- PRIMARY STRUCTURAL FRAME: 1HR
- BEARING WALLS
  1. INTERIOR 1HR
  2. EXTERIOR 1HR
- NONBEARING WALLS & PARITIONS: 0HRS
- FLOOR CONSTRUCTION 1HR
- ROOF CONSTRUCTION 1HR
- RATING AT CORRIDOR & STAIRS 1HR
- RATING BETWEEN RESIDENCES 1HR

NOTE: PER CH. 6 AND 7, THESE NUMBERS WILL FOLLOW THE RATINGS STATED ABOVE IN THE BUILDING DATA SECTION, WHICH IS MORE STRINGENT FOR AN NFPA 13 BUILDING, 4 STORIES.

BETWEEN DWELLING UNITS:	2-HOUR
STAIRWELL:	2-HOUR
SHAFTS IN UNITS(CBC 713.4):	2-HOUR
FLOORS:	1-HOUR
CORRIDORS:	1-HOUR
ROOF:	1-HOUR

EXIT ACCESS TRAVEL DISTANCE

PER IBC 202, EXIT ACCESS DEFINED AS THAT PORTION OF A MEANS OF EGRESS SYSTEM THAT LEADS FROM ANY OCCUPIED PORTION OF A BULDING OR STRUCTURE TO AN EXIT.

PER IBC TABLE 1017.2, AN R2 OCCUPANCY THAT IS SPRINKLERED HAS AN EXIT ACCESS TRAVEL DISTANCE OF 250 FT. SINCE THE STAIRS ARE PART OF THE EXIT, THE EXIT ACCESS TRAVEL DISTANCE BELOW IS CALCULATED FROM THE MOST REMOTE POINT OF AN OCCUPIED ROOM TO AN EXIT DOOR, WHICH MARKS THE BEGINNING OF THE EXIT PORTION OF THE MEANS OF EGRESS SYSTEM.

SECTION 1017.1 EXIT ACCESS TRAVEL DISTANCE
250'-0" FOR R-2 OCCUPANCY W/ SPRINKLER
250'-0" FOR A-2 OCCUPANCY W/ SPRINKLER

LEVEL 1 EXIT ACCESS TRAVEL DISTANCE

UNIT 404 TO STAIRWAY 1
70' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 404 TO STAIRWAY 2
62' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 1
134' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 2
60'- 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 2
106' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 3
105' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

LEVEL 2 EXIT ACCESS TRAVEL DISTANCE

UNIT 404 TO STAIRWAY 1
122' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 404 TO STAIRWAY 2
115' - 9" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 1
175' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 2
62' - 9"' PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 2
166' - 9" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 3
166' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

LEVEL 3 EXIT ACCESS TRAVEL DISTANCE

UNIT 404 TO STAIRWAY 1
168' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 404 TO STAIRWAY 2
143' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 1
221' - 0" PROVIDED > 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 2
90' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 2
194' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 3
215' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

LEVEL 4 EXIT ACCESS TRAVEL DISTANCE

UNIT 404 TO STAIRWAY 1
209' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 404 TO STAIRWAY 2
171' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 1
247' - 0" PROVIDED > 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 411 TO STAIRWAY 2
118' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 2
222' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT 417 TO STAIRWAY 3
249' 0" PROVIDED > 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

ALLOWABLE AREA

ALLOWABLE AREA & FRONTAGE INCREASE DATA:

CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION
R-2 – APARTMENT HOUSES
A-2 – LOUNGE AREAS
S-2 - STORAGE AREAS

CHAPTER 5 BUILDING HEIGHTS & AREAS
BUILDING HEIGHT 504.3
R2 – SM, TYPE VA, 60' MAX ALLOWABLE HEIGHT

NUMBER OF STORIES 504.4
R2 – S 4 STORIES

BUILDING AREA 506.2
R2-SM = 36,000 SQFT
NS = 12,000 SQFT

SECTION 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
R2 TYPE VA OCCUPANCY
SM WITHOUT HEIGHT INCREASE

Aa= [At + (NS X If)]
Aa= [36,000 SQFT + (12,000 x If)]

SECTION 506.3.2 MINIMUM FRONTAGE DISTANCE
W=(L1 X W1 + L2 X W2 + L3 X W3…)/F

L1=WEST SIDE 218', L2 = SOUTH SIDE 212', L3= EAST SIDE 218', L4 = NORTH SIDE 212'

W=(218'X 18.8') + (212'X 30') + (218'X 23.3') + (212'X 30') =(4,098.4 + 6,360 + 5,079.4 + 6,360)/(212' + 218' + 212') = 21,897.8/ 642 = 34
W=34

SECTION 5.6.3.3 AMOUNT OF INCREASE
If=[F/P – 0.25]W/30
If=[642/860 – 0.25] 34/30 = 0.5 X 1.1 = 0.56
If=0.56

SECTION 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
R-2 OCCUPANCY
Aa= [At + (NS X If)]
Aa= [36,000 SQFT + (12,000 x 0.56)]
Aa= 42,800 SQFT SQFT PER FLOOR

SECTION 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
S-2 OCCUPANCY
Aa= [At + (NS X If)]
Aa= [27,000 SQFT + (9,000 SQFT x 0.56)]
Aa= 32,040 SQFT PER FLOOR

SECTION 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
A-2 OCCUPANCY
Aa= [At + (NS X If)]
Aa= [34,500 SQFT + (11,500 SQFT x 0.56)]
Aa= 40,940 SQFT PER FLOOR

LEVEL 1-4 ALLOWABLE AREA RATIOS

LEVEL 1: R-2 = (6,373 + 3,849 + 4,263 + 5,382 + 450+834+371+447)/42,800 SQFT=0.5
LEVEL 1: S-2 = 834/32,040 SQFT = 0.03
0.5 + 0.03 = 0.53 < 1 THEREFORE NO SEPARATION REQUIRED

LEVEL 2: R-2 = (6,372+5,382+4,272+5,411+450+485+722+447)/42,800 SQFT=0.5
LEVEL 2: A-2 = 905/40,940 SQFT = 0.02
0.5 + 0.02 = 0.52 < 1 THEREFORE NO SEPARATION REQUIRED

LEVEL 3: R-2 = (6,373 + 3,849 + 4,263 + 5,382 + 450+834+371+447)/42,800 SQFT=0.5
LEVEL 3: S-2 = 834/32,040 SQFT = 0.03
0.5 + 0.03 = 0.53 < 1 THEREFORE NO SEPARATION REQUIRED

LEVEL 4: R-2 = (6,372+5,382+4,272+5,411+450+485+722+447)/42,800 SQFT=0.5
LEVEL 4: A-2 = 905/40,940 SQFT = 0.02
0.5 + 0.02 = 0.52 < 1 THEREFORE NO SEPARATION REQUIRED

OCCUPANT LOAD

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
RESIDENTIAL = 200 GROSS SQUARE FEET
ASSEMBLY UNCONCENTRATED CHAIRS FOR LOUNGE = 15 NET SQUARE FEET
STORAGE = 500 GSF

BUILDING OCCUPANT LOAD DATA:
LEVEL 1
R-2 OCCUPANCY GROUP: 6,385 SQFT +3,582 SQFT + 834 SQFT+ 4286 SQFT + 5,412 SQFT = 20,499 SQ. FT. / 200 SQ. FT = 103 OCCUPANTS
S-2 OCCUPANCY GROUP: 508.2.4 ACCESSORY OCCUPANCY APPLIES SINCE TOTAL SQFT OF S-2 PROVIDED IS 4%, WHICH IS LESS THAN 10% THEREFORE COMBINED IN THE R2-OCCUPANCY CALCULATION AS 834 SQFT.
LEVEL 1 TOTAL OCCUPANT LOAD = **103 TOTAL OCCUPANTS**

LEVEL 2
R-2 OCCUPANCY GROUP: 6,385 SQFT +3,582 SQFT + 905 SQFT + 4,286 SQFT + 5,412 SQFT = 20,570 SQFT / 200 SQFT = 103 OCCUPANTS
A-2 OCCUPANCY GROUP: 508.2.4 ACCESSORY OCCUPANCY APPLIES SINCE TOTAL SQFT OF A-2 PROVIDED IS 4%, WHICH IS LESS THAN 10% THEREFORE COMBINED IN THE R2-OCCUPANCY CALCULATION AS 905 SQFT.
LEVEL 2 TOTAL OCCUPANT LOAD = **103 TOTAL OCCUPANTS**

LEVEL 3
R-2 OCCUPANCY GROUP: 6,385 SQFT +3,582 SQFT + 947 SQFT + 4,286 SQFT + 5,412 SQFT = 20,612 SQFT / 200 SQFT = 103 OCCUPANTS
S-2 OCCUPANCY GROUP: 508.2.4 ACCESSORY OCCUPANCY APPLIES SINCE TOTAL SQFT OF S-2 PROVIDED IS 4%, WHICH IS LESS THAN 10% THEREFORE COMBINED IN THE R2-OCCUPANCY CALCULATION AS 947 SQFT.
LEVEL 3 TOTAL OCCUPANT LOAD = **103 TOTAL OCCUPANTS**

LEVEL 4
R-2 OCCUPANCY GROUP: 6,385 SQFT +3,582 SQFT + 905 SQFT + 4,286 SQFT + 5,412 SQFT = 20,570 SQFT / 200 SQFT = 103 OCCUPANTS
A-2 OCCUPANCY GROUP: 508.2.4 ACCESSORY OCCUPANCY APPLIES SINCE TOTAL SQFT OF A-2 PROVIDED IS 4%, WHICH IS LESS THAN 10% THEREFORE COMBINED IN THE R2-OCCUPANCY CALCULATION AS 905 SQFT.
LEVEL 4 TOTAL OCCUPANT LOAD = **103 TOTAL OCCUPANTS**

TOTAL BUILDING OCCUPANT LOAD: 412 OCCUPANTS

BUILDING SEPARATION

SECTION EV3.0325(G)(2)(b)(iii)

FOR TWO STORY BUILDINGS OR MORE
FRONT: 30'
SIDE: 15'
REAR: 20'

FOR BUILDINGS HAVING OFFSET SURFACES, EACH YARD MAY BE REDUCED UP TO (5) FEET.FOR BUILDINGS PLACED AT AN ANGLE WITH EACH OTHER, EACH YARD STANDARD MAY BE REDUCED UP TO (10) FT, MAIN BUILDINGS SHALL BE NO CLOSER THAN (20) FEET AT THE CLOSES POINT.

SEPARATION DISTANCE REQUIRED S3 REAR & S4 SIDE: 20'+15'=35'
SEPARATION DISTANCE PROVIDED S3 REAR & S4 SIDE: 24' - 5"

SEPARATION DISTANCE REQUIRED S4 FRONT & S5 FRONT:30' + 30'=60'
SEPARATION DISTANCE PROVIDED S4 FRONT & S5 FRONT: 71'

SEPARATION DISTANCE REQUIRED S3 SIDE & S5 FRONT: 30'+30'=60'
SEPARATION DISTANCE PROVIDED S3 SIDE & S5 FRONT: 80'

PERCENTAGE OF OPENING BASED ON FIRE SEPARATION DISTANCE CBC TABLE 705.8
SEPARATION DISTANCE PROVIDED S3 REAR & S4 SIDE: 24' - 5", PROTECTED, ALLOWABLE AREA UNLIMITED

SEPARATION DISTANCE PROVIDED S4 FRONT & S5 FRONT: 71', PROTECTED, ALLOWABLE AREA UNLIMITED

SEPARATION DISTANCE PROVIDED S3 SIDE & S5 FRONT: 80', PROTECTED, ALLOWABLE AREA UNLIMITED

BUILDING DATA — SCALE 12" = 1'-0"

GENERAL NOTES

1. S-2 & A-2 AREA OCCUPANTS WILL NOT DIFFER FROM R-2 AREA OCCUPANTS.
2. REEMERGENCE WALL TYPE ON SHEET **G-008.5**
3. CORRIDOR WIDTH SHALL BE A MINIMUM OF 60" IN WIDTH PER CBC 11A-1119A.4 & 1138A.1.2 "WIDTH FOR 2 WHEELCHAIRS PASSING"
4. DIMENSION LEGEND:
   - F.O.S. INDICATES FACE OF STUD
   - F.O.F. INDICATES FACE OF FINISH
   - CL P/W INDICATES CENTER OF PARTY WALL
   - F.E.C. INDICATES FIRE EXTINGUISHER CABINET
5. ALL DIMENSION TO F.O.S. UNLESS NOTES OTHERWISE
6. REFER TO ENLARGED UNIT FLOOR PLANS FOR ADDITIONAL INFORMATION, DIMENSIONS, ETC. SHEETS **A-400 TO A-409**.
7. SEE SHEET **G-008.5** FOR FLOOR ASSEMBLY.
8. SEE SHEET **G-501** AND **G-502** FOR ACCESSIBILITY REQUIREMENTS.
9. SEE ENLARGE PLANS FOR CEILINGS HEIGHTS AND FLOOR TRANSITIONS.
10. SEE SHEET **AG-601** FOR DOOR SCHEDULE
11. SEE SHEET **AG-602** FOR WINDOW SCHEDULE
12. SEE SHEET **AG-603** FOR FINISH SCHEDULE
13. SEE INTERIOR DESIGN FOR INTERIOR DETAILS AND FINISHES
14. ALL EXTERIOR EXIT STAIRWAYS TO BE A MIN. OF 2-HR RATED WALL.
15. ALL SHAFTS AND CHASES TO BE A MIN. OF 2-HR RATED WALL. REFERENCE ENLARGED UNIT FLOOR PLAN
16. CORRIDOR WIDTH SHALL BE A MINIMUM OF 60" IN WIDTH PER C.B.C 11A 1119A.4 & 1138A.1.2 "WIDTH FOR TWO WHEELCHAIRS PASSING"

EXIT SIGNAGE SEE G-501

DENOTES START OF EXIT ACCESS TRAVEL DISTANCE PER CBC TABLE 1017.2

DENOTES END OF COMMON PATH OF TRAVEL- TWO EXIT OPTIONS BECOME AVAILABLE PER CBC SECTION 1006

DENOTES EXIT DISCHARGE AT PUBLIC WAY ON FIRST FLOOR

INDICATES TACTILE EXIT SIGN

DENOTES PATH OF TRAVEL PER CBC SECTION 1017

X'-X"/ 250'-0" — TRAVEL DISTANCE TO EXIT DISCHARGE — LENGTH OF MAX. TRAVEL DISTANCE TO EXIT DISCHARGE, C.B.C 1017.2

100 OCC. — OCCUPANCY LOAD

PATH OF TRAVEL LEGEND — SCALE 1/2" = 1'-0"

BUILDING DATA

PROJECT NAME:	LUXVIEW APARTMENTS PHASE II
PROPERTY ADDRESS:	1600 ORANGE AVE, REDLANDS CA 92373
APN NUMBER:	0292-48-201, 0292-72-101, 0292-72-102
ZONE:	EV2500-MULTI FAMILY RESIDENTIAL
ZONING DISTRICT :	REFER TO MUNICIPAL CODE ZONE
LAND USE TYPE:	MULTI-FAMILY RESIDENTIAL
TYPE OF CONSTRUCTION :	VA
GROSS LOT AREA:	825,026.40 SQ. FT.
DEDICATIONS:	-12,049 SQ. FT.
NET LOT AREA:	812,977 SQ. FT.
EXISTING USES:	VACANT LOT
EASEMENTS:	N/A
FRONT SETBACK:	35 FT
STREET SIDE SETBACK:	35 FT
SIDE YARD SETBACK:	25 FT
REAR YARD SETBACK:	25 FT
DENSITY OF DEVELOPMENT:	2,500 SQ. FT. OF LOT AREA PER DWELLING UNIT
MAXIMUM COVERAGE:	45% OF LOT AREA
BUILDING FOOTPRINT:	52,325 SQ. FT.
ZONING BUILDING HEIGHT :	NOT GREATER THAN 4 STORIES
ZONING NO. OF STORIES :	NOT GREATER THAN 4 STORIES
ZONING BUILDING HEIGHT :	52' - 0"
CODE BUILDING HEIGHT:	60' - 0"
OCCUPANCY CLASS. :	LEVEL 1: R-2, S-2(LESS THAN 10%, ACCESSORY USE) LEVEL 2: R-2, A-2(LESS THAN 10% ACCESSORY USE) LEVEL 3: R-2, S-2(LESS THAN 10% ACCESSORY USE) LEVEL 4: R-2, A-2(LESS THAN 10% ACCESSORY USE)
CORRIDORS:	SEE CONSTRUCTION TYPE
BETWEEN DWELLING UNITS:	SEE CONSTRUCTION TYPE
AUTOMATIC FIRE SPRINKLER :	NFPA-13, 903.3.1.1
GROSS BUILDING AREA S3:	87,876 SQFT
GROSS BUILDING AREA S4:	30,660 SQFT
GROSS BUILDING AREA S5:	75,288 SQFT
TOTAL	209,300 SQFT

GROSS BUILDING AREA

1ST FLOOR	21,969 SQ. FT.
2ND FLOOR	21,969 SQ.FT.
3RD FLOOR	21,969 SQ.FT.
4TH FLOOR	21,969 SQ.FT.
TOTAL	87,876 SQ.FT.

Keynote Legend

Key Value	Keynote Text
14.03	Medical Emergency Service Elevator Per CBC Section 3002.4a
27.05	Two-way communication per CBC 1009.8.Directions for the use of two-way communication system shall be provided in accordance with CBC Section 1009.8.2
32.44	Directional Signage per CBC 1009.10
32.45	Star of Life Signage on both sides of hoistway door frame per CBC 3002.4

MILLER
architecture
interiors
planning

1177 Idaho Street, Suite 200
Redlands, CA 92374
Phone: 909-335-7400
Fax: 909-335-7299
info@miller-aip.com

LICENSED ARCHITECT — GARY W. MILLER — No. C14635 — REN. 9-30-25 — STATE OF CALIFORNIA

owner approval

initials	date	phase

revisions/addenda

#	Date	Comment

NOT FOR BID OR CONSTRUCTION

LUXVIEW LUXURY APARTMENTS
1600 ORANGE AVE
REDLANDS, CALIFORNIA 92373

LUXVIEW PROPERTIES
11230 Sorrento Valley Road, Suite 140, San Diego, CA 92121
TheLuxView.com | L@TheLuxView.com

project information

Project Number:	2000038.RA
Drawn By:	Author
Checked By:	GWM
Issue Date:	08/09/23

sheet name

BUILDING S3 LEVEL 4 CODE PLAN

sheet number

GF-104

Sheet Of Sheets

PLANNING SUBMITTAL 4/15/2024

Z:\PROJECTS\2021 Projects\SD Homes Redlands II 2100098.RA\Drawings\Schematic Design\CAD\Building Models\BUILDING S3\BUILDING S3 R19_SH.rvt

© 2017 Miller Architectural Corporation

BUILDING EGRESS SIZING

LEVEL 1 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (36/2 STAIRWAYS PROVIDED) =
3.6" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 3.6" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

50" PROVIDED > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH PROVIDED = 50" x 2 STAIRWAYS=100" STAIRWAY WIDTH PROVIDED
LEVEL 1

LEVEL 2 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (36/2 STAIRWAYS PROVIDED) =
3.6" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 3.6" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

50" PROVIDED > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH PROVIDED = 50" x 2 STAIRWAYS=100" STAIRWAY WIDTH PROVIDED
LEVEL 2

LEVEL 3 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (36/2 STAIRWAYS PROVIDED) =
3.6" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 3.6" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

50" PROVIDED > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH PROVIDED = 50" x 2 STAIRWAYS=100" STAIRWAY WIDTH PROVIDED
LEVEL 3

LEVEL 4 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (36/2 STAIRWAYS PROVIDED) =
3.6" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 3.6" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

50" PROVIDED > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH PROVIDED = 50" x 2 STAIRWAYS=100" STAIRWAY WIDTH PROVIDED
LEVEL 4

LEVEL 1 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (36/2 EXIT ACCESS DOORS PROVIDED) =
2.7" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 2.7" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 1 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 2 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (36/2 EXIT ACCESS DOORS PROVIDED) =
2.7" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 2.7" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 2 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 3 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (36/2 EXIT ACCESS DOORS PROVIDED) =
2.7" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 2.7" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 3 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 4 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (36/2 EXIT ACCESS DOORS PROVIDED) =
2.7" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 2.7" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 4 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 1 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 36 =
5.4" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 71" PROVIDED CORRIDOR WIDTH PROVIDED

LEVEL 2 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 36 =
5.4" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 71" PROVIDED CORRIDOR WIDTH PROVIDED

LEVEL 3 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 36 =
5.4" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 71" PROVIDED CORRIDOR WIDTH PROVIDED

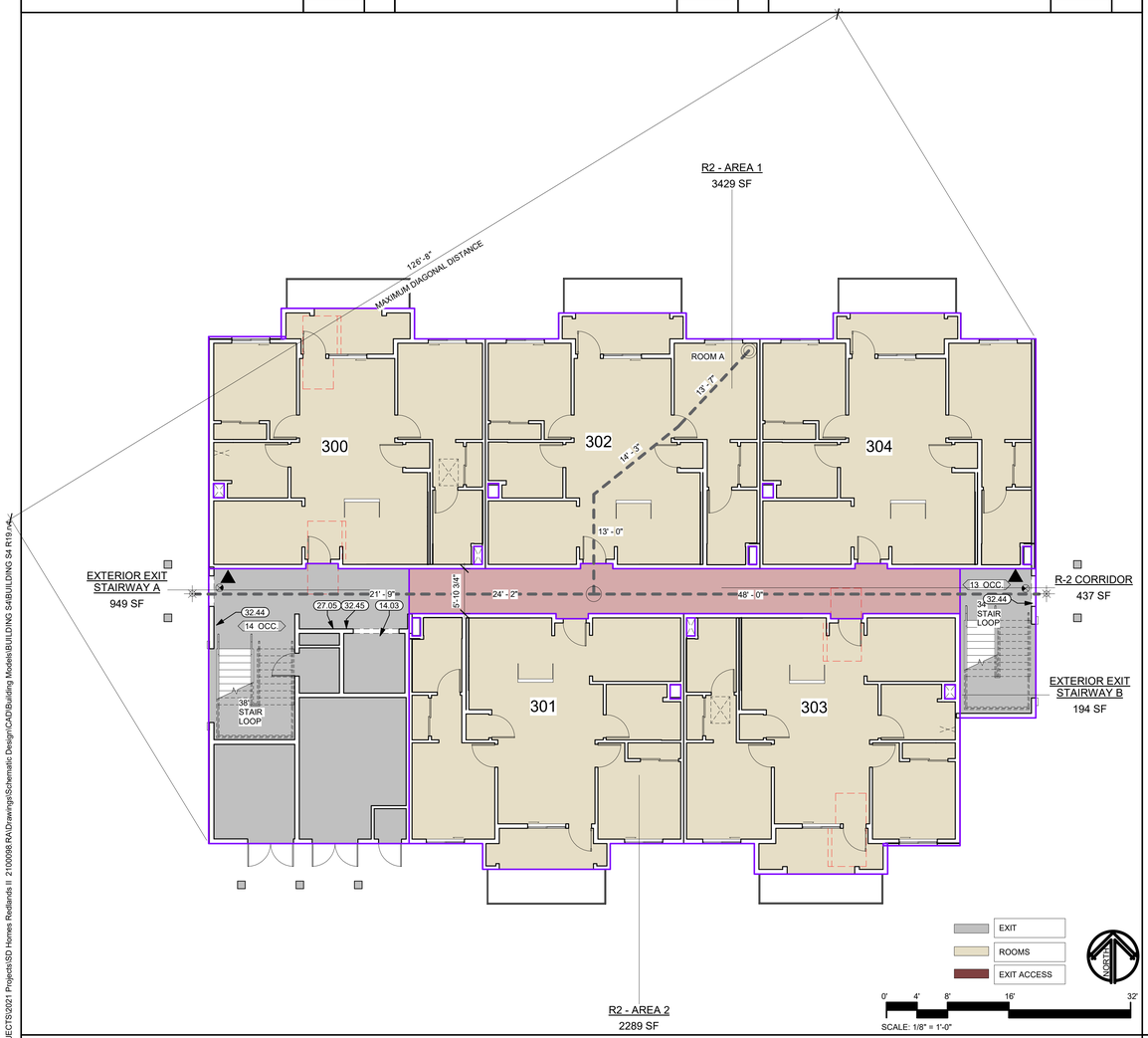
LEVEL 4 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 36 =
5.4" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 71" PROVIDED CORRIDOR WIDTH PROVIDED

EXIT SEPARATION DISTANCE

MINIMUM EXIT SEPARATION REQUIRED PER SECTION 1007.1.1, EXCEPTION 1 EXIT SEPARATION SHALL BE MEASURED ALONG SHORTEST DIRECT LINE OF TRAVEL WITHIN THE CORRIDOR. MEASUREMENT POINT SHALL BE MEASURED FOLLOWING 2. THE SEPARATION DISTANCE OF EXIT ACCESS STAIRWAYS SHALL BE MEASURED TO THE CLOSEST RISER.

BETWEEN EXIT 1 & 2
DIAGONAL DISTANCE: 126' - 8"
1/3 LENGTH OF OVERALL DIAGONAL DISTANCE: 42'-6" MIN. REQUIRED
SEPARATION DISTANCE PROVIDED: 93' - 3"



EGRESS PLAN LEVEL 1

SCALE 1/8" = 1'-0"

1

EXIT ACCESS TRAVEL DISTANCE

PER IBC 202, EXIT ACCESS DEFINED AS THAT PORTION OF A MEANS OF EGRESS SYSTEM THAT LEADS FROM ANY OCCUPIED PORTION OF A BUILDING OR STRUCTURE TO AN EXIT.

PER IBC TABLE 1017.2, AN R2 OCCUPANCY THAT IS SPRINKLERED HAS AN EXIT ACCESS TRAVEL DISTANCE OF 250 FT. SINCE THE STAIRS ARE PART OF THE EXIT, THE EXIT ACCESS TRAVEL DISTANCE BELOW IS CALCULATED FROM THE MOST REMOTE POINT OF AN OCCUPIED ROOM TO AN EXIT DOOR, WHICH MARKS THE BEGINNING OF THE EXIT PORTION OF THE MEANS OF EGRESS SYSTEM.

LEVEL 1 EXIT ACCESS TRAVEL DISTANCE
ROOM A TO EXTERIOR EXIT STAIRWAY B
91' - 9" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

LEVEL 2 EXIT ACCESS TRAVEL DISTANCE
ROOM A TO EXTERIOR EXIT STAIRWAY B
86' - 9" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

LEVEL 3 EXIT ACCESS TRAVEL DISTANCE
ROOM A TO EXTERIOR EXIT STAIRWAY B
86' - 9" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

LEVEL 4 EXIT ACCESS TRAVEL DISTANCE
ROOM A TO STAIRWAY B
86' - 9" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

COMMON PATH OF TRAVEL DISTANCE

PER IBC 202, COMMON PATH OF EGRESS TRAVEL DISTANCE IS THAT PORTION OF EXIT ACCESS TRAVEL DISTANCE MEASURE FROM THE MOST REMOTE POINT OF EACH ROOM, AREA OR SPACE TO THAT POINT WHERE THE OCCUPANTS HAVE SEPARATE AND DISTINCT ACCESS TO TWO EXITS OR EXIT ACCESS DOORWAYS.

PER IBC TABLE 1006.2.1, AN R2 OCCUPANCY THAT IS SPRINKLERED HAS A MAXIMUM COMMON PATH OF TRAVEL DISTANCE OF 125'-0".

LEVEL 1-4 COMMON PATH OF TRAVEL DISTANCE
ROOM A COMMON PATH OF TRAVEL DISTANCE
45' PROVIDED < 125' COMMON PATH OF TRAVEL W/ SPRINKLER

ALL LIVING UNITS HAVE BETWEEN 41'-45' COMMON PATH OF TRAVEL DISTANCE. UNOCCUPIED SPACES HAVE EVEN LESS, THEREFORE MEETING CODE STANDARD.

NUMBER OF ACCESS TO EXITS BASED ON OCCUPANT LOAD

LEVEL 1 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 1 OCCUPANT LOAD 36 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 1
2 EXITS PROVIDED TO EXIT FROM LEVEL 1

LEVEL 2 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 2 OCCUPANT LOAD 36 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 2
2 EXITS PROVIDED TO EXIT FROM LEVEL 2

LEVEL 3 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 3 OCCUPANT LOAD 36 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 3
2 EXITS PROVIDED TO EXIT FROM LEVEL 3

LEVEL 4 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 4 OCCUPANT LOAD 36 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 4
2 EXITS PROVIDED TO EXIT FROM LEVEL 4

ALLOWABLE AREA

ALLOWABLE AREA & FRONTAGE INCREASE DATA:

CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION
R2 – APARTMENT HOUSES

CHAPTER 5 BUILDING HEIGHTS & AREAS
BUILDING HEIGHT 504.3
R2 – SM, TYPE VA, 60' MAX ALLOWABLE HEIGHT

NUMBER OF STORIES 504.4
R2 – S 4 STORIES

BUILDING AREA 506.2
R2-SM = 36,000 SQFT
NS = 12,000 SQFT

SECTION 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
R2 TYPE VA OCCUPANCY SM WITHOUT HEIGHT INCREASE

Aa= [At + (NS X If)]
Aa= [36,000 SQFT + (12,000 x If)]

SECTION 506.3.2 MINIMUM FRONTAGE DISTANCE
W=(L1 X W1 + L2 X W2 + L3 X W3…)/F

L1=WEST SIDE 218', L2 = SOUTH SIDE 212', L3= EAST SIDE 218', L4 = NORTH SIDE 212'

W=(218'X 18.8') + (212'X 30') + (218'X 23.3') + (212'X 30') =(4,098.4 + 6,360 + 5,079.4 + 6,360)/(212' + 218' + 212') = 21,897.8/ 642 = 34
W=34

SECTION 5.6.3.3 AMOUNT OF INCREASE
If=(F/P – 0.25)W/30
If=[642/860 – 0.25] 34/30 = 0.5 X 1.1 = 0.56
If=0.56

SECTION 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
Aa= [At + (NS X If)]
Aa= [36,000 SQFT + (12,000 x 0.56)]
Aa= 42,800 SQFT
Aa= 42,800 SQFT PER FLOOR

LEVEL 1-4 ALLOWABLE AREAS

NOTE: ACTUAL AREA BOUNDARY REMAINS THE SAME ON EVERY FLOOR.DUE TO DRAFTER INCONSISTENCIES SELECTING THE EXACT POINTS ON EVERY FLOOR, THIS VARIES BY A FEW SQ.FT DUE TO DRAFTER ERROR. WE USED THE AVERAGE FOR THE ACTUAL BUILDING AREA.

LEVEL 1: R-2 = (3,429 + 2,287 + 1,579)/42,800 SQFT=0.17
LEVEL 1 BUILDING AREA / ALLOWABLE AREA = 0.17 < 1

LEVEL 2: R-2 = (3,429 + 2,287 + 1,579)/42,800 SQFT=0.17
LEVEL 2 BUILDING AREA / ALLOWABLE AREA = 0.17 < 1

LEVEL 3: R-2 = (3,429 + 2,287 + 1,579)/42,800 SQFT=0.17
LEVEL 3 BUILDING AREA / ALLOWABLE AREA = 0.17 < 1

LEVEL 4: R-2 = (3,429 + 2,287 + 1,579)/42,800 SQFT=0.17
LEVEL 4: BUILDING AREA / ALLOWABLE AREA = 0.17 < 1

CONSTRUCTION TYPE

CHAPTER 6 – CONSTRUCTION TYPE

TABLE 601 FIRE RESISTANCE RATING

• PRIMARY STRUCTURAL FRAME:	1HR
• BEARING WALLS	
1. INTERIOR	1HR
2. EXTERIOR	1HR
• NONBEARING WALLS & PARITIONS:	0HRS
• FLOOR CONSTRUCTION	1HR
• ROOF CONSTRUCTION	1HR
• RATING AT CORRIDOR & STAIRS	1HR
• RATING BETWEEN RESIDENCES	1HR

NOTE: PER CH. 6 AND 7, THESE NUMBERS WILL FOLLOW THE RATINGS STATED ABOVE IN THE BUILDING DATA SECTION, WHICH IS MORE STRINGENT FOR AN NFPA 13 BUILDING, 4 STORIES.

BETWEEN DWELLING UNITS:	2-HOUR
STAIRWELL:	2-HOUR
SHAFTS IN UNITS(CBC 713.4):	2-HOUR
FLOORS:	1-HOUR
CORRIDORS:	1-HOUR
ROOF:	1-HOUR

OCCUPANT LOAD

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
RESIDENTIAL = 200 GROSS

BUILDING OCCUPANT LOAD DATA:
LEVEL 1=
R-2 OCCUPANCY GROUP: (3,429 + 2,287 + 437 + 949) SQ. FT. / 200 GROSS = **36 OCCUPANTS**

LEVEL 2=
R-2 OCCUPANCY GROUP: (3,429 + 2,287) SQ. FT. / 200 GROSS = **36 OCCUPANTS**

LEVEL 3=
R-2 OCCUPANCY GROUP: (3,429 + 2,287) SQ. FT. / 200 GROSS = **36 OCCUPANTS**

LEVEL 4=
R-2 OCCUPANCY GROUP: (3,429 + 2,287) SQ. FT. / 200 GROSS = **36 OCCUPANTS**

BUILDING OCCUPANCY LOAD: 144

GENERAL NOTES:

1. S-2 & A-2 AREA OCCUPANTS WILL NOT DIFFER FROM R-2 AREA OCCUPANTS.
2. REEMERGENCE WALL TYPE ON SHEET **G-008.5**
3. CORRIDOR WIDTH SHALL BE A MINIMUM OF 60" IN WIDTH PER CBC 11A-1119A.4 & 1138A.1.2 "WIDTH FOR 2 WHEELCHAIRS PASSING"
4. DIMENSION LEGEND:
   - F.O.S. INDICATES FACE OF STUD
   - F.O.F. INDICATES FACE OF FINISH
   - CL P/W INDICATES CENTER OF PARTY WALL
   - F.E.C. INDICATES FIRE EXTINGUISHER CABINET
5. ALL DIMENSION TO F.O.S. UNLESS NOTES OTHERWISE
6. REFER TO ENLARGED UNIT FLOOR PLANS FOR ADDITIONAL INFORMATION, DIMENSIONS, ETC. SHEETS **A-400 TO A-409**
7. SEE SHEET **G-008.5** FOR FLOOR ASSEMBLY.
8. SEE SHEET **G-501** AND **G-502** FOR ACCESSIBILITY REQUIREMENTS.
9. SEE ENLARGE PLANS FOR CEILINGS HEIGHTS AND FLOOR TRANSITIONS.
10. SEE SHEET **AG-601** FOR DOOR SCHEDULE
11. SEE SHEET **AG-602** FOR WINDOW SCHEDULE
12. SEE SHEET **AG-603** FOR FINISH SCHEDULE
13. SEE INTERIOR DESIGN FOR INTERIOR DETAILS AND FINISHES
14. ALL EXTERIOR EXIT STAIRWAYS TO BE A MIN. OF 2-HR RATED WALL.
15. ALL SHAFTS AND CHASES TO BE A MIN. OF 2-HR RATED WALL. REFERENCE ENLARGED UNIT FLOOR PLAN
16. CORRIDOR WIDTH SHALL BE A MINIMUM OF 60" IN WIDTH PER C.B.C 11A 1119A.4 & 1138A.1.2 "WIDTH FOR TWO WHEELCHAIRS PASSING"
17. PROJECT IS USING SECTION 3006.3 ITEM #5 FOR HOISTWAY PROTECTION. HOISTWAY DOOR HAS A FIRE RESISTANCE RATING IN ACCORDANCE WITH SECTION 708.7. HOISTWAY DOOR IS PROTECTED BY A LISTED SMOKE CONTAINMENT SYSTEM ESR-1136 AS LISTING REPORT NUMBER.
18. ELEVATOR SIZED TO ALLOW FOR EMERGENCY GURNEY SIZE 84" X 24"

PATH OF TRAVEL LEGEND

- EXIT SIGNAGE SEE G-501
- DENOTES START OF EXIT ACCESS TRAVEL DISTANCE PER CBC TABLE 1017.2
- DENOTES END OF COMMON PATH OF TRAVEL- TWO EXIT OPTIONS BECOME AVAILABLE PER CBC SECTION 1006
- DENOTES EXIT DISCHARGE AT PUBLIC WAY ON FIRST FLOOR
- INDICATES TACTILE EXIT SIGN
- DENOTES PATH OF TRAVEL PER CBC SECTION 1017
- TRAVEL DISTANCE TO EXIT DISCHARGE
- X'-X"/ 250'-0" — LENGTH OF MAX. TRAVEL DISTANCE TO EXIT DISCHARGE, C.B.C 1017.2
- 100 OCC — OCCUPANCY LOAD

BUILDING DATA

BUILDING DATA:

ZONING BUILDING HEIGHT :	52' - 0"
CODE BUILDING HEIGHT :	60' - 0"
ZONING NO. OF STORIES :	4
CODE NO. OF STORIES	4
TYPE of CONSTRUCTION :	VA
OCCUPANCY CLASSIFICATION :	LEVEL 1: R-2
	LEVEL 2: R-2
	LEVEL 3: R-2
	LEVEL 4: R-2
AUTOMATIC FIRE SPRINKLER :	NFPA-13, 903.3.1.1
ZONING DISTRICT :	EV2500
NATURE OF BUSINESS :	RESIDENTIAL APARTMENTS

GROSS BUILDING AREA

1ST FLOOR	7,666 SQ. FT.
2ND FLOOR	7, 300 SQ. FT.
3RD FLOOR	7,300 SQ. FT.
4TH FLOOR	7,300 SQ. FT.
TOTAL	29,566 SQ. FT.

KEYNOTE LEGEND

Key Value	Keynote Text
14.03	Medical Emergency Service Elevator Per CBC Section 3002.4a
27.05	Two-way communication per CBC 1009.8.Directions for the use of two-way communication system shall be provided in accordance with CBC Section 1009.8.2
32.44	Directional Signage per CBC 1009.10
32.45	Star of Life Signage on both sides of hoistway door frame per CBC 3002.4

MILLER
architecture
interiors
planning
1177 Idaho Street, Suite 200
Redlands, CA 92374
Phone: 909-335-7400
Fax: 909-335-7299
info@miller-aip.com

LICENSED ARCHITECT
GARY W. MILLER
No. C14635
REN. 9-30-25
STATE OF CALIFORNIA

owner approval

initials	date	phase

revisions/addenda

#	Date	Comment

NOT FOR BID OR CONSTRUCTION

LUXVIEW APARTMENTS
1600 ORANGE AVE
REDLANDS, CALIFORNIA 92373

LUXVIEW PROPERTIES
11230 Sorrento Valley Road, Suite 140, San Diego, CA 92121
TheLuxView.com | L@TheLuxView.com

project information

Project Number:	2100098.RA
Drawn By:	SH
Checked By:	GWM
Issue Date:	4/24/23

sheet name

BUILDING S4
LEVEL 1 CODE PLAN

sheet number

GG-101

Sheet Of Sheets

PLANNING SUBMITTAL 4/15/2024

© 2017 Miller Architectural Corporation

BUILDING EGRESS SIZING

LEVEL 1 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (36/2 STAIRWAYS PROVIDED) =
3.6" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 3.6" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

50" PROVIDED > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH PROVIDED = 50" x 2 STAIRWAYS=100" STAIRWAY WIDTH PROVIDED
LEVEL 1

LEVEL 2 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (36/2 STAIRWAYS PROVIDED) =
3.6" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 3.6" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

50" PROVIDED > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH PROVIDED = 50" x 2 STAIRWAYS=100" STAIRWAY WIDTH PROVIDED
LEVEL 2

LEVEL 3 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (36/2 STAIRWAYS PROVIDED) =
3.6" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 3.6" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

50" PROVIDED > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH PROVIDED = 50" x 2 STAIRWAYS=100" STAIRWAY WIDTH PROVIDED
LEVEL 3

LEVEL 4 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (36/2 STAIRWAYS PROVIDED) =
3.6" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 3.6" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

50" PROVIDED > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH PROVIDED = 50" x 2 STAIRWAYS=100" STAIRWAY WIDTH PROVIDED
LEVEL 4

LEVEL 1 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (36/2 EXIT ACCESS DOORS PROVIDED) =
2.7" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 2.7" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 1 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 2 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (36/2 EXIT ACCESS DOORS PROVIDED) =
2.7" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 2.7" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 2 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 3 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (36/2 EXIT ACCESS DOORS PROVIDED) =
2.7" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 2.7" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 3 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 4 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (36/2 EXIT ACCESS DOORS PROVIDED) =
2.7" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 2.7" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 4 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 1 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 36 =
5.4" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 71" PROVIDED CORRIDOR WIDTH PROVIDED

LEVEL 2 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 36 =
5.4" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 71" PROVIDED CORRIDOR WIDTH PROVIDED

LEVEL 3 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 36 =
5.4" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 71" PROVIDED CORRIDOR WIDTH PROVIDED

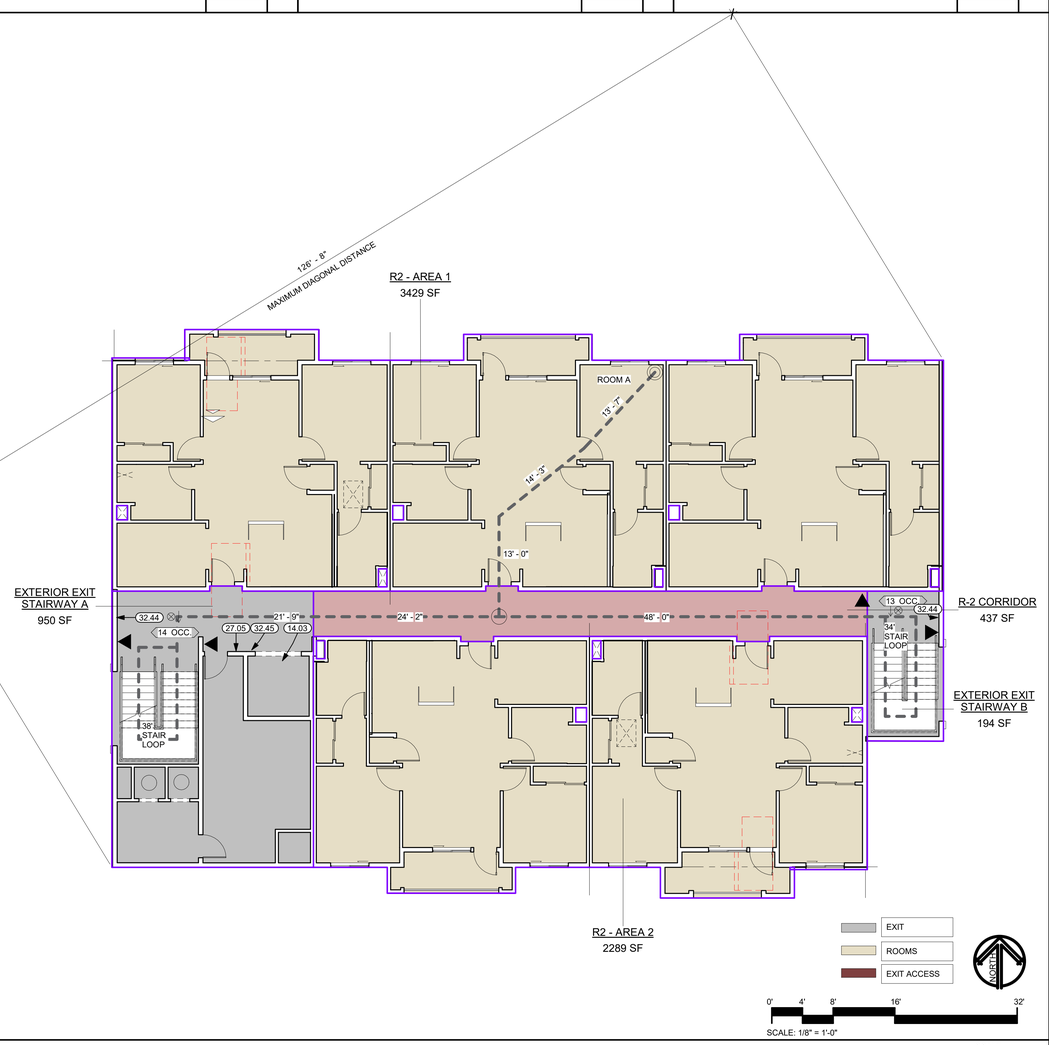
LEVEL 4 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 36 =
5.4" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 71" PROVIDED CORRIDOR WIDTH PROVIDED

EXIT SEPARATION DISTANCE

MINIMUM EXIT SEPARATION REQUIRED PER SECTION 1007.1.1, EXCEPTION 1 EXIT SEPARATION SHALL BE MEASURED ALONG SHORTEST DIRECT LINE OF TRAVEL WITHIN THE CORRIDOR. MEASUREMENT POINT SHALL BE MEASURED FOLLOWING 2. THE SEPARATION DISTANCE OF EXIT ACCESS STAIRWAYS SHALL BE MEASURED TO THE CLOSEST RISER.

BETWEEN EXIT 1 & 2
DIAGONAL DISTANCE: 126' - 8"
1/3 LENGTH OF OVERALL DIAGONAL DISTANCE: 42'-6" MIN. REQUIRED
SEPARATION DISTANCE PROVIDED: 93' - 3"



EGRESS PLAN LEVEL 2 — SCALE 1/8" = 1'-0" — 1

EXIT ACCESS TRAVEL DISTANCE

PER IBC 202, EXIT ACCESS DEFINED AS THAT PORTION OF A MEANS OF EGRESS SYSTEM THAT LEADS FROM ANY OCCUPIED PORTION OF A BUILDING OR STRUCTURE TO AN EXIT.

PER IBC TABLE 1017.2, AN R2 OCCUPANCY THAT IS SPRINKLERED HAS AN EXIT ACCESS TRAVEL DISTANCE OF 250 FT. SINCE THE STAIRS ARE PART OF THE EXIT, THE EXIT ACCESS TRAVEL DISTANCE BELOW IS CALCULATED FROM THE MOST REMOTE POINT OF AN OCCUPIED ROOM TO AN EXIT DOOR, WHICH MARKS THE BEGINNING OF THE EXIT PORTION OF THE MEANS OF EGRESS SYSTEM.

LEVEL 1 EXIT ACCESS TRAVEL DISTANCE
ROOM A TO EXTERIOR EXIT STAIRWAY B
91' - 9" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

LEVEL 2 EXIT ACCESS TRAVEL DISTANCE
ROOM A TO EXTERIOR EXIT STAIRWAY B
86' - 9" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

LEVEL 3 EXIT ACCESS TRAVEL DISTANCE
ROOM A TO EXTERIOR EXIT STAIRWAY B
86' - 9" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

LEVEL 4 EXIT ACCESS TRAVEL DISTANCE
ROOM A TO STAIRWAY B
86' - 9" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

COMMON PATH OF TRAVEL DISTANCE

PER IBC 202, COMMON PATH OF EGRESS TRAVEL DISTANCE IS THAT PORTION OF EXIT ACCESS TRAVEL DISTANCE MEASURE FROM THE MOST REMOTE POINT OF EACH ROOM, AREA OR SPACE TO THAT POINT WHERE THE OCCUPANTS HAVE SEPARATE AND DISTINCT ACCESS TO TWO EXITS OR EXIT ACCESS DOORWAYS.

PER IBC TABLE 1006.2.1, AN R2 OCCUPANCY THAT IS SPRINKLERED HAS A MAXIMUM COMMON PATH OF TRAVEL DISTANCE OF 125'-0".

LEVEL 1-4 COMMON PATH OF TRAVEL DISTANCE
ROOM A COMMON PATH OF TRAVEL DISTANCE:
45' PROVIDED < 125' COMMON PATH OF TRAVEL W/ SPRINKLER

ALL LIVING UNITS HAVE BETWEEN 41'-45' COMMON PATH OF TRAVEL DISTANCE. UNOCCUPIED SPACES HAVE EVEN LESS, THEREFORE MEETING CODE STANDARD.

NUMBER OF ACCESS TO EXITS BASED ON OCCUPANT LOAD

LEVEL 1 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 1 OCCUPANT LOAD 36 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 1
2 EXITS PROVIDED TO EXIT FROM LEVEL 1

LEVEL 2 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 2 OCCUPANT LOAD 36 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 2
2 EXITS PROVIDED TO EXIT FROM LEVEL 2

LEVEL 3 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 3 OCCUPANT LOAD 36 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 3
2 EXITS PROVIDED TO EXIT FROM LEVEL 3

LEVEL 4 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 4 OCCUPANT LOAD 36 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 4
2 EXITS PROVIDED TO EXIT FROM LEVEL 4

ALLOWABLE AREA

ALLOWABLE AREA & FRONTAGE INCREASE DATA:

CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION
R2 – APARTMENT HOUSES

CHAPTER 5 BUILDING HEIGHTS & AREAS
BUILDING HEIGHT 504.3
R2 – SM, TYPE VA, 60' MAX ALLOWABLE HEIGHT

NUMBER OF STORIES 504.4
R2 – S 4 STORIES

BUILDING AREA 506.2
R2-SM = 36,000 SQFT
NS = 12,000 SQFT

SECTION 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
R2 TYPE VA OCCUPANCY SM WITHOUT HEIGHT INCREASE

Aa= [At + (NS X If)]
Aa= [36,000 SQFT + (12,000 x If)]

SECTION 506.3.2 MINIMUM FRONTAGE DISTANCE
W=((L1 X W1 + L2 X W2 + L3 X W3…)/F

L1=WEST SIDE 218', L2 = SOUTH SIDE 212', L3= EAST SIDE 218', L4 = NORTH SIDE 212'

W=(218'X 18.8') + (212'X 30') + (218'X 23.3') + (212'X 30') =(4,098.4 + 6,360 + 5,079.4 + 6,360)/(212' + 218' + 212') = 21,897.8/.642 = 34
W=34

SECTION 5.6.3.3 AMOUNT OF INCREASE
If=F/P = 0.25/W/30
If=[642/860 – 0.25] 34/30 = 0.5 X 1.1 = 0.56
If=0.56

SECTION 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
Aa= [At + (NS X If)]
Aa= [36,000 SQFT + (12,000 x 0.56)]
Aa= 42,800 SQFT
Aa= 42,800 SQFT PER FLOOR

LEVEL 1-4 ALLOWABLE AREAS

NOTE: ACTUAL AREA BOUNDARY REMAINS THE SAME ON EVERY FLOOR.DUE TO DRAFTER INCONSISTENCIES SELECTING THE EXACT POINTS ON EVERY FLOOR, THIS VARIES BY A FEW SQ.FT DUE TO DRAFTER ERROR. WE USED THE AVERAGE FOR THE ACTUAL BUILDING AREA.

LEVEL 1: R-2 = (3,429 + 2,287 + 1,579)/42,800 SQFT=0.17
LEVEL 1 BUILDING AREA / ALLOWABLE AREA = 0.17 < 1

LEVEL 2: R-2 = (3,429 + 2,287 + 1,579)/42,800 SQFT=0.17
LEVEL 2 BUILDING AREA / ALLOWABLE AREA = 0.17 < 1

LEVEL 3: R-2 = (3,429 + 2,287 + 1,579)/42,800 SQFT=0.17
LEVEL 3 BUILDING AREA / ALLOWABLE AREA = 0.17 < 1

LEVEL 4: R-2 = (3,429 + 2,287 + 1,579)/42,800 SQFT=0.17
LEVEL 4: BUILDING AREA / ALLOWABLE AREA = 0.17 < 1

CONSTRUCTION TYPE

CHAPTER 6 – CONSTRUCTION TYPE

TABLE 601 FIRE RESISTANCE RATING
- PRIMARY STRUCTURAL FRAME: 1HR
- BEARING WALLS
  1. INTERIOR 1HR
  2. EXTERIOR 1HR
- NONBEARING WALLS & PARITIONS: 0HRS
- FLOOR CONSTRUCTION 1HR
- ROOF CONSTRUCTION 1HR
- RATING AT CORRIDOR & STAIRS 1HR
- RATING BETWEEN RESIDENCES 1HR

NOTE: PER CH. 6 AND 7, THESE NUMBERS WILL FOLLOW THE RATINGS STATED ABOVE IN THE BUILDING DATA SECTION, WHICH IS MORE STRINGENT FOR AN NFPA 13 BUILDING, 4 STORIES.

BETWEEN DWELLING UNITS:	2-HOUR
STAIRWELL:	2-HOUR
SHAFTS IN UNITS(CBC 713.4):	2-HOUR
FLOORS:	1-HOUR
CORRIDORS:	1-HOUR
ROOF:	1-HOUR

OCCUPANT LOAD

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
RESIDENTIAL = 200 GROSS

BUILDING OCCUPANT LOAD DATA:
LEVEL 1=
R-2 OCCUPANCY GROUP: (3,429 + 2,287 + 437 + 949) SQ. FT. / 200 GROSS = **36 OCCUPANTS**

LEVEL 2=
R-2 OCCUPANCY GROUP: (3,429 + 2,287) SQ. FT. / 200 GROSS = **36 OCCUPANTS**

LEVEL 3=
R-2 OCCUPANCY GROUP: (3,429 + 2,287) SQ. FT. / 200 GROSS = **36 OCCUPANTS**

LEVEL 4=
R-2 OCCUPANCY GROUP: (3,429 + 2,287) SQ. FT. / 200 GROSS = **36 OCCUPANTS**

BUILDING OCCUPANCY LOAD: 144

BUILDING DATA — SCALE 1/4" = 1'-0"

GENERAL NOTES:

1. S-2 & A-2 AREA OCCUPANTS WILL NOT DIFFER FROM R-2 AREA OCCUPANTS.
2. REEMERGENCE WALL TYPE ON SHEET **G-008.5**
3. CORRIDOR WIDTH SHALL BE A MINIMUM OF 60" IN WIDTH PER CBC 11A-1119A.4 & 1138A.1.2 "WIDTH FOR 2 WHEELCHAIRS PASSING"
4. DIMENSION LEGEND:
   - F.O.S. INDICATES FACE OF STUD
   - F.O.F. INDICATES FACE OF FINISH
   - CL P/W INDICATES CENTER OF PARTY WALL
   - F.E.C. INDICATES FIRE EXTINGUISHER CABINET
5. ALL DIMENSION TO F.O.S. UNLESS NOTES OTHERWISE.
6. REFER TO ENLARGED UNIT FLOOR PLANS FOR ADDITIONAL INFORMATION, DIMENSIONS, ETC. SHEETS **A-400 TO A-409**
7. SEE SHEET **G-008.5** FOR FLOOR ASSEMBLY.
8. SEE SHEET **G-501** AND **G-502** FOR ACCESSIBILITY REQUIREMENTS.
9. SEE ENLARGE PLANS FOR CEILINGS HEIGHTS AND FLOOR TRANSITIONS.
10. SEE SHEET **AG-601** FOR DOOR SCHEDULE
11. SEE SHEET **AG-602** FOR WINDOW SCHEDULE
12. SEE SHEET **AG-603** FOR FINISH SCHEDULE
13. SEE INTERIOR DESIGN FOR INTERIOR DETAILS AND FINISHES
14. ALL EXTERIOR EXIT STAIRWAYS TO BE A MIN. OF 2-HR RATED WALL.
15. ALL SHAFTS AND CHASES TO BE A MIN. OF 2-HR RATED WALL. REFERENCE ENLARGED UNIT FLOOR PLAN
16. CORRIDOR WIDTH SHALL BE A MINIMUM OF 60" IN WIDTH PER C.B.C 11A 1119A.4 & 1138A.1.2 "WIDTH FOR TWO WHEELCHAIRS PASSING"
17. PROJECT IS USING SECTION 3006.3 ITEM #5 FOR HOISTWAY PROTECTION. HOISTWAY DOOR HAS A FIRE RESISTANCE RATING IN ACCORDANCE WITH SECTION 708.7. HOISTWAY DOOR IS PROTECTED BY A LISTED SMOKE CONTAINMENT SYSTEM ESR-1136 AS LISTING REPORT NUMBER.
18. ELEVATOR SIZED TO ALLOW FOR EMERGENCY GURNEY SIZE 84" X 24"

PATH OF TRAVEL LEGEND

- EXIT SIGNAGE SEE G-501
- DENOTES START OF EXIT ACCESS TRAVEL DISTANCE PER CBC TABLE 1017.2
- DENOTES END OF COMMON PATH OF TRAVEL- TWO EXIT OPTIONS BECOME AVAILABLE PER CBC SECTION 1006
- DENOTES EXIT DISCHARGE AT PUBLIC WAY ON FIRST FLOOR
- INDICATES TACTILE EXIT SIGN
- DENOTES PATH OF TRAVEL PER CBC SECTION 1017
- TRAVEL DISTANCE TO EXIT DISCHARGE
- X'-X'/ 250'-0" — LENGTH OF MAX. TRAVEL DISTANCE TO EXIT DISCHARGE, C.B.C 1017.2
- 100 OCC — OCCUPANCY LOAD

BUILDING DATA

BUILDING DATA:

ZONING BUILDING HEIGHT :	52' - 0"
CODE BUILDING HEIGHT:	60' - 0"
ZONING NO. OF STORIES :	4
CODE NO. OF STORIES	4
TYPE of CONSTRUCTION :	VA
OCCUPANCY CLASSIFICATION :	LEVEL 1: R-2 LEVEL 2: R-2 LEVEL 3: R-2 LEVEL 4: R-2
AUTOMATIC FIRE SPRINKLER :	NFPA-13; 903.3.1.1
ZONING DISTRICT :	EV2500
NATURE OF BUSINESS :	RESIDENTIAL APARTMENTS

GROSS BUILDING AREA

1ST FLOOR	7,666 SQ. FT.
2ND FLOOR	7, 300 SQ. FT.
3RD FLOOR	7,300 SQ. FT.
4TH FLOOR	7,300 SQ. FT.
TOTAL	29,566 SQ. FT.

GROSS BUILDING AREA — SCALE 1" = 1'-0"

KEYNOTE LEGEND

Key Value	Keynote Text
14.03	Medical Emergency Service Elevator Per CBC Section 3002.4a
27.05	Two-way communication per CBC 1009.8.Directions for the use of two-way communication system shall be provided in accordance with CBC Section 1009.8.2
32.44	Directional Signage per CBC 1009.10
32.45	Star of Life Signage on both sides of hoistway door frame per CBC 3002.4

MILLER
architecture
interiors
planning

1177 Idaho Street, Suite 200
Redlands, CA 92374
Phone: 909-335-7400
Fax: 909-335-7299
info@miller-aip.com

LICENSED ARCHITECT
GARY W. MILLER
No. C14635
REN. 9-30-25
STATE OF CALIFORNIA

owner approval

initials	date	phase

revisions/addenda

#	Date	Comment

NOT FOR BID OR CONSTRUCTION

LUXVIEW APARTMENTS
1600 ORANGE AVE
REDLANDS, CALIFORNIA 92373

LUXVIEW PROPERTIES
11230 Sorrento Valley Road, Suite 140, San Diego, CA 92121
TheLuxView.com | L@TheLuxView.com

project information

Project Number:	2100098.RA
Drawn By:	SH
Checked By:	GWM
Issue Date:	4/24/23

sheet name

BUILDING S4 LEVEL 2 CODE PLAN

sheet number

GG-102

Sheet Of Sheets

PLANNING SUBMITTAL 4/15/2024

Z:\PROJECTS\2021 Projects\SD Homes Redlands II 2100098.RA\Drawings\Schematic Design\CAD\Building Models\BUILDING S4\BUILDING S4 R19.rvt

Redlands Regular Meeting of 10/01/24

© 2017 Miller Architectural Corporation

BUILDING EGRESS SIZING

LEVEL 1 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (36/2 STAIRWAYS PROVIDED) =
3.6" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 3.6" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

50" PROVIDED > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH PROVIDED = 50" x 2 STAIRWAYS=100" STAIRWAY WIDTH PROVIDED LEVEL 1

LEVEL 2 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (36/2 STAIRWAYS PROVIDED) =
3.6" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 3.6" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

50" PROVIDED > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH PROVIDED = 50" x 2 STAIRWAYS=100" STAIRWAY WIDTH PROVIDED LEVEL 2

LEVEL 3 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (36/2 STAIRWAYS PROVIDED) =
3.6" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 3.6" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

50" PROVIDED > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH PROVIDED = 50" x 2 STAIRWAYS=100" STAIRWAY WIDTH PROVIDED LEVEL 3

LEVEL 4 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (36/2 STAIRWAYS PROVIDED) =
3.6" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 3.6" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

50" PROVIDED > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH PROVIDED = 50" x 2 STAIRWAYS=100" STAIRWAY WIDTH PROVIDED LEVEL 4

LEVEL 1 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (36/2 EXIT ACCESS DOORS PROVIDED) =
2.7" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 2.7" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 1 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 2 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (36/2 EXIT ACCESS DOORS PROVIDED) =
2.7" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 2.7" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 2 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 3 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (36/2 EXIT ACCESS DOORS PROVIDED) =
2.7" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 2.7" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 3 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 4 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (36/2 EXIT ACCESS DOORS PROVIDED) =
2.7" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 2.7" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 4 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 1 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 36 =
5.4" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 71" PROVIDED CORRIDOR WIDTH PROVIDED

LEVEL 2 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 36 =
5.4" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 71" PROVIDED CORRIDOR WIDTH PROVIDED

LEVEL 3 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 36 =
5.4" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 71" PROVIDED CORRIDOR WIDTH PROVIDED

LEVEL 4 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 36 =
5.4" MIN. CORRIDOR WIDTH

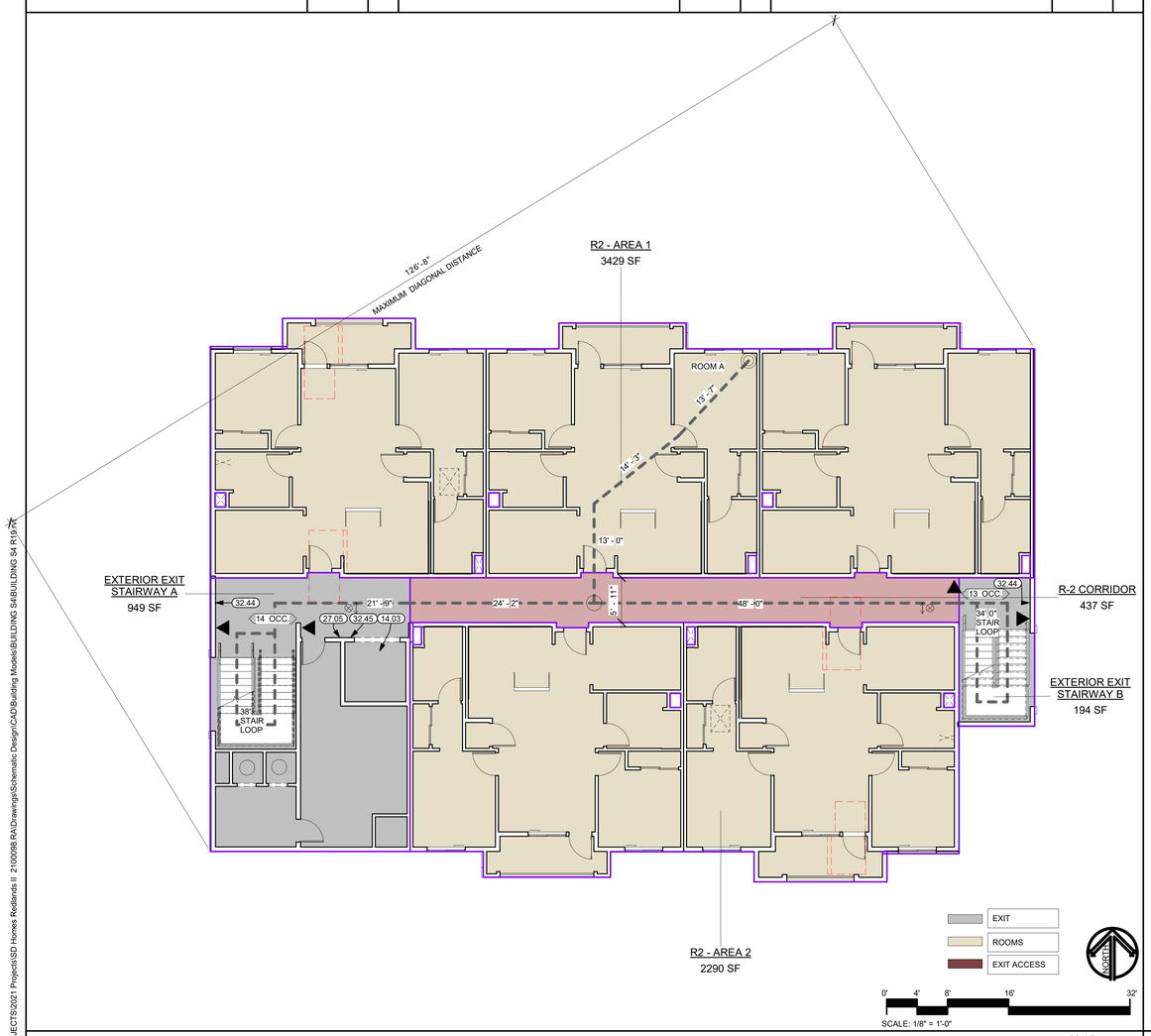
SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 71" PROVIDED CORRIDOR WIDTH PROVIDED

EXIT SEPARATION DISTANCE

MINIMUM EXIT SEPARATION REQUIRED PER SECTION 1007.1.1, EXCEPTION 1 EXIT SEPARATION SHALL BE MEASURED ALONG SHORTEST DIRECT LINE OF TRAVEL WITHIN THE CORRIDOR. MEASUREMENT POINT SHALL BE MEASURED FOLLOWING 2. THE SEPARATION DISTANCE OF EXIT ACCESS STAIRWAYS SHALL BE MEASURED TO THE CLOSEST RISER.

BETWEEN EXIT 1 & 2

DIAGONAL DISTANCE:	126' - 8"
1/3 LENGTH OF OVERALL DIAGONAL DISTANCE:	42'-6" MIN. REQUIRED
SEPARATION DISTANCE PROVIDED:	93' - 3"



EGRESS PLAN LEVEL 3 — SCALE 1/8" = 1'-0" — 1

EXIT ACCESS TRAVEL DISTANCE

PER IBC 202, EXIT ACCESS DEFINED AS THAT PORTION OF A MEANS OF EGRESS SYSTEM THAT LEADS FROM ANY OCCUPIED PORTION OF A BULDING OR STRUCTURE TO AN EXIT.

PER IBC TABLE 1017.2, AN R2 OCCUPANCY THAT IS SPRINKLERED HAS AN EXIT ACCESS TRAVEL DISTANCE OF 250 FT. SINCE THE STAIRS ARE PART OF THE EXIT, THE EXIT ACCESS TRAVEL DISTANCE BELOW IS CALCULATED FROM THE MOST REMOTE POINT OF AN OCCUPIED ROOM TO AN EXIT DOOR, WHICH MARKS THE BEGINNING OF THE EXIT PORTION OF THE MEANS OF EGRESS SYSTEM.

LEVEL 1 EXIT ACCESS TRAVEL DISTANCE
ROOM A TO EXTERIOR EXIT STAIRWAY B
91' - 9" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

LEVEL 2 EXIT ACCESS TRAVEL DISTANCE
ROOM A TO EXTERIOR EXIT STAIRWAY B
86' - 9" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

LEVEL 3 EXIT ACCESS TRAVEL DISTANCE
ROOM A TO EXTERIOR EXIT STAIRWAY B
86' - 9" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

LEVEL 4 EXIT ACCESS TRAVEL DISTANCE
ROOM A TO STAIRWAY B
86' - 9" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

COMMON PATH OF TRAVEL DISTANCE

PER IBC 202, COMMON PATH OF EGRESS TRAVEL DISTANCE IS THAT PORTION OF EXIT ACCESS TRAVEL DISTANCE MEASURE FROM THE MOST REMOTE POINT OF EACH ROOM, AREA OR SPACE TO THAT POINT WHERE THE OCCUPANTS HAVE SEPARATE AND DISTINCT ACCESS TO TWO EXITS OR EXIT ACCESS DOORWAYS.

PER IBC TABLE 1006.2.1, AN R2 OCCUPANCY THAT IS SPRINKLERED HAS A MAXIMUM COMMON PATH OF TRAVEL DISTANCE OF 125'-0".

LEVEL 1-4 COMMON PATH OF TRAVEL DISTANCE
ROOM A COMMON PATH OF TRAVEL DISTANCE
45' PROVIDED < 125' COMMON PATH OF TRAVEL W/ SPRINKLER

ALL LIVING UNITS HAVE BETWEEN 41'-45' COMMON PATH OF TRAVEL DISTANCE UNOCCUPIED SPACES HAVE EVEN LESS, THEREFORE MEETING CODE STANDARD.

NUMBER OF ACCESS TO EXITS BASED ON OCCUPANT LOAD

LEVEL 1 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 1 OCCUPANT LOAD 36 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 1
2 EXITS PROVIDED TO EXIT FROM LEVEL 1

LEVEL 2 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 2 OCCUPANT LOAD 36 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 2
2 EXITS PROVIDED TO EXIT FROM LEVEL 2

LEVEL 3 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 3 OCCUPANT LOAD 36 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 3
2 EXITS PROVIDED TO EXIT FROM LEVEL 3

LEVEL 4 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 4 OCCUPANT LOAD 36 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 4
2 EXITS PROVIDED TO EXIT FROM LEVEL 4

ALLOWABLE AREA

ALLOWABLE AREA & FRONTAGE INCREASE DATA:

CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION
R2 – APARTMENT HOUSES

CHAPTER 5 BUILDING HEIGHTS & AREAS
BUILDING HEIGHT 504.3
R2 – SM, TYPE VA, 60' MAX ALLOWABLE HEIGHT

NUMBER OF STORIES 504.4
R2 – S 4 STORIES

BUILDING AREA 506.2
R2-SM = 36,000 SQFT
NS = 12,000 SQFT

SECTION 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
R2 TYPE VA OCCUPANCY SM WITHOUT HEIGHT INCREASE

Aa= [At + (NS X If)]
Aa= [36,000 SQFT + (12,000 x If)]

SECTION 506.3.2 MINIMUM FRONTAGE DISTANCE
W=[L1 X W1 + L2 X W2 + L3 X W3…)/F

L1=WEST SIDE 218', L2 = SOUTH SIDE 212', L3= EAST SIDE 218', L4 = NORTH SIDE 212'

W=(218'X 18.9') + (212'X 30') + (218'X 23.3') + (212'X 30') =(4,098.4 + 6,360 + 5,079.4 + 6,360)/(212' + 218' + 212') = 21,897.8/642 = 34
W=34

SECTION 5.6.3.3 AMOUNT OF INCREASE
If=[F/P – 0.25]W/30
If=[642/860 – 0.25] 34/30 = 0.5 X 1.1 = 0.56
If=0.56

SECTION 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
Aa= [At + (NS X If)]
Aa= [36,000 SQFT + (12,000 x 0.56)]
Aa= 42,800 SQFT
Aa= 42,800 SQFT PER FLOOR

LEVEL 1-4 ALLOWABLE AREAS

NOTE: ACTUAL AREA BOUNDARY REMAINS THE SAME ON EVERY FLOOR.DUE TO DRAFTER INCONSISTENCIES SELECTING THE EXACT POINTS ON EVERY FLOOR, THIS VARIES BY A FEW SQ.FT DUE TO DRAFTER ERROR. WE USED THE AVERAGE FOR THE ACTUAL BUILDING AREA.

LEVEL 1: R-2 = (3,429 + 2,287 + 1,579)/42,800 SQFT=0.17
LEVEL 1 BUILDING AREA / ALLOWABLE AREA = 0.17 < 1

LEVEL 2: R-2 = (3,429 + 2,287 + 1,579)/42,800 SQFT=0.17
LEVEL 2 BUILDING AREA / ALLOWABLE AREA = 0.17 < 1

LEVEL 3: R-2 = (3,429 + 2,287 + 1,579)/42,800 SQFT=0.17
LEVEL 3 BUILDING AREA / ALLOWABLE AREA = 0.17 < 1

LEVEL 4: R-2 = (3,429 + 2,287 + 1,579)/42,800 SQFT=0.17
LEVEL 4: BUILDING AREA / ALLOWABLE AREA = 0.17 < 1

CONSTRUCTION TYPE

CHAPTER 6 – CONSTRUCTION TYPE

TABLE 601 FIRE RESISTANCE RATING

• PRIMARY STRUCTURAL FRAME:	1HR
• BEARING WALLS	
1. INTERIOR	1HR
2. EXTERIOR	1HR
• NONBEARING WALLS & PARITIONS:	0HRS
• FLOOR CONSTRUCTION	1HR
• ROOF CONSTRUCTION	1HR
• RATING AT CORRIDOR & STAIRS	1HR
• RATING BETWEEN RESIDENCES	1HR

NOTE: PER CH. 6 AND 7, THESE NUMBERS WILL FOLLOW THE RATINGS STATED ABOVE IN THE BUILDING DATA SECTION, WHICH IS MORE STRINGENT FOR AN NFPA 13 BUILDING, 4 STORIES.

BETWEEN DWELLING UNITS:	2-HOUR
STAIRWELL:	2-HOUR
SHAFTS IN UNITS(CBC 713.4):	2-HOUR
FLOORS:	1-HOUR
CORRIDORS:	1-HOUR
ROOF:	1-HOUR

OCCUPANT LOAD

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
RESIDENTIAL = 200 GROSS

BUILDING OCCUPANT LOAD DATA:
LEVEL 1=
R-2 OCCUPANCY GROUP: (3,429 + 2,287 + 437 + 949) SQ. FT. / 200 GROSS = **36 OCCUPANTS**

LEVEL 2=
R-2 OCCUPANCY GROUP: (3,429 + 2,287) SQ. FT. / 200 GROSS = **36 OCCUPANTS**

LEVEL 3=
R-2 OCCUPANCY GROUP: (3,429 + 2,287) SQ. FT. / 200 GROSS = **36 OCCUPANTS**

LEVEL 4=
R-2 OCCUPANCY GROUP: (3,429 + 2,287) SQ. FT. / 200 GROSS = **36 OCCUPANTS**

BUILDING OCCUPANCY LOAD: 144

BUILDING DATA — SCALE 1/4" = 1'-0"

GENERAL NOTES:

1. S-2 & A-2 AREA OCCUPANTS WILL NOT DIFFER FROM R-2 AREA OCCUPANTS.
2. REEMERGENCE WALL TYPE ON SHEET **G-008.5**
3. CORRIDOR WIDTH SHALL BE A MINIMUM OF 60" IN WIDTH PER CBC 11A-1119A.4 & 1138A.1.2 "WIDTH FOR 2 WHEELCHAIRS PASSING"
4. DIMENSION LEGEND:
   - F.O.S. INDICATES FACE OF STUD
   - F.O.F. INDICATES FACE OF FINISH
   - CL PW INDICATES CENTER OF PARTY WALL
   - F.E.C. INDICATES FIRE EXTINGUISHER CABINET
5. ALL DIMENSION TO F.O.S. UNLESS NOTES OTHERWISE
6. REFER TO ENLARGED UNIT FLOOR PLANS FOR ADDITIONAL INFORMATION, DIMENSIONS, ETC. SHEETS **A-400 TO A-409**.
7. SEE SHEET **G-008.5** FOR FLOOR ASSEMBLY.
8. SEE SHEET **G-501** AND **G-502** FOR ACCESSIBILITY REQUIREMENTS.
9. SEE ENLARGE PLANS FOR CEILINGS HEIGHTS AND FLOOR TRANSITIONS.
10. SEE SHEET **AG-601** FOR DOOR SCHEDULE
11. SEE SHEET **AG-602** FOR WINDOW SCHEDULE
12. SEE SHEET **AG-603** FOR FINISH SCHEDULE.
13. SEE INTERIOR DESIGN FOR INTERIOR DETAILS AND FINISHES
14. ALL EXTERIOR EXIT STAIRWAYS TO BE A MIN. OF 2-HR RATED WALL.
15. ALL SHAFTS AND CHASES TO BE A MIN. OF 2-HR RATED WALL. REFERENCE ENLARGED UNIT FLOOR PLAN
16. CORRIDOR WIDTH SHALL BE A MINIMUM OF 60" IN WIDTH PER C.B.C 11A 1119A.4 & 1138A.1.2 "WIDTH FOR TWO WHEELCHAIRS PASSING"
17. PROJECT IS USING SECTION 3006.3 ITEM #5 FOR HOISTWAY PROTECTION. HOISTWAY DOOR HAS A FIRE RESISTANCE RATING IN ACCORDANCE WITH SECTION 708.7. HOISTWAY DOOR IS PROTECTED BY A LISTED SMOKE CONTAINMENT SYSTEM ESR-1136 AS LISTING REPORT NUMBER.
18. ELEVATOR SIZED TO ALLOW FOR EMERGENCY GURNEY SIZE 84" X 24"

PATH OF TRAVEL LEGEND

- EXIT SIGNAGE SEE G-501
- DENOTES START OF EXIT ACCESS TRAVEL DISTANCE PER CBC TABLE 1017.2
- DENOTES END OF COMMON PATH OF TRAVEL- TWO EXIT OPTIONS BECOME AVAILABLE PER CBC SECTION 1006
- DENOTES EXIT DISCHARGE AT PUBLIC WAY ON FIRST FLOOR
- INDICATES TACTILE EXIT SIGN
- DENOTES PATH OF TRAVEL PER CBC SECTION 1017
- TRAVEL DISTANCE TO EXIT DISCHARGE
- X'-X"/ 250'-0" — LENGTH OF MAX. TRAVEL DISTANCE TO EXIT DISCHARGE, C.B.C 1017.2
- 100 OCC — OCCUPANCY LOAD

BUILDING DATA

BUILDING DATA:

ZONING BUILDING HEIGHT :	52' - 0"
CODE BUILDING HEIGHT:	60' - 0"
ZONING NO. OF STORIES :	4
CODE NO. OF STORIES	4
TYPE of CONSTRUCTION :	VA
OCCUPANCY CLASSIFICATION :	LEVEL 1: R-2
	LEVEL 2: R-2
	LEVEL 3: R-2
	LEVEL 4: R-2
AUTOMATIC FIRE SPRINKLER :	NFPA-13, 903.3.1.1
ZONING DISTRICT :	EV2500
NATURE OF BUSINESS :	RESIDENTIAL APARTMENTS

GROSS BUILDING AREA

1ST FLOOR	7,666 SQ. FT.
2ND FLOOR	7, 300 SQ. FT.
3RD FLOOR	7,300 SQ. FT.
4TH FLOOR	7,300 SQ. FT.
TOTAL	29,566 SQ. FT.

GROSS BUILDING AREA — SCALE 1" = 1'-0"

KEYNOTE LEGEND

Key Value	Keynote Text
14.03	Medical Emergency Service Elevator Per CBC Section 3002.4a
27.05	Two-way communication per CBC 1009.8.Directions for the use of two-way communication system shall be provided in accordance with CBC Section 1009.8.2
32.44	Directional Signage per CBC 1009.10
32.45	Star of Life Signage on both sides of hoistway door frame per CBC 3002.4

MILLER
architecture
interiors
planning
1177 Idaho Street, Suite 200
Redlands, CA 92374
Phone: 909-335-7400
Fax: 909-335-7299
info@miller-aip.com

LICENSED ARCHITECT
GARY W. MILLER
No. C14635
REN. 9-30-25
STATE OF CALIFORNIA

owner approval

initials	date	phase

revisions/addenda

#	Date	Comment

NOT FOR BID OR CONSTRUCTION

LUXVIEW APARTMENTS
1600 ORANGE AVE
REDLANDS, CALIFORNIA 92373

LUXVIEW PROPERTIES
11230 Sorrento Valley Road, Suite 140, San Diego, CA 92121
TheLuxView.com | L@TheLuxView.com

project information

Project Number:	2100098.RA
Drawn By:	SH
Checked By:	GWM
Issue Date:	4/24/23

sheet name
BUILDING S4 LEVEL 3 CODE PLAN

sheet number
GG-103

Sheet Of Sheets

PLANNING SUBMITTAL 4/15/2024

© 2017 Miller Architectural Corporation

BUILDING EGRESS SIZING

LEVEL 1 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (36/2 STAIRWAYS PROVIDED) =
3.6" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 3.6" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

50" PROVIDED > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH PROVIDED = 50" x 2 STAIRWAYS=100" STAIRWAY WIDTH PROVIDED
LEVEL 1

LEVEL 2 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (36/2 STAIRWAYS PROVIDED) =
3.6" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 3.6" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

50" PROVIDED > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH PROVIDED = 50" x 2 STAIRWAYS=100" STAIRWAY WIDTH PROVIDED
LEVEL 2

LEVEL 3 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (36/2 STAIRWAYS PROVIDED) =
3.6" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 3.6" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

50" PROVIDED > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH PROVIDED = 50" x 2 STAIRWAYS=100" STAIRWAY WIDTH PROVIDED
LEVEL 3

LEVEL 4 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (36/2 STAIRWAYS PROVIDED) =
3.6" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 3.6" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

50" PROVIDED > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH PROVIDED = 50" x 2 STAIRWAYS=100" STAIRWAY WIDTH PROVIDED
LEVEL 4

LEVEL 1 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (36/2 EXIT ACCESS DOORS PROVIDED) =
2.7" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 2.7" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 1 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 2 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (36/2 EXIT ACCESS DOORS PROVIDED) =
2.7" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 2.7" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 2 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 3 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (36/2 EXIT ACCESS DOORS PROVIDED) =
2.7" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 2.7" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 3 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 4 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (36/2 EXIT ACCESS DOORS PROVIDED) =
2.7" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 2.7" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

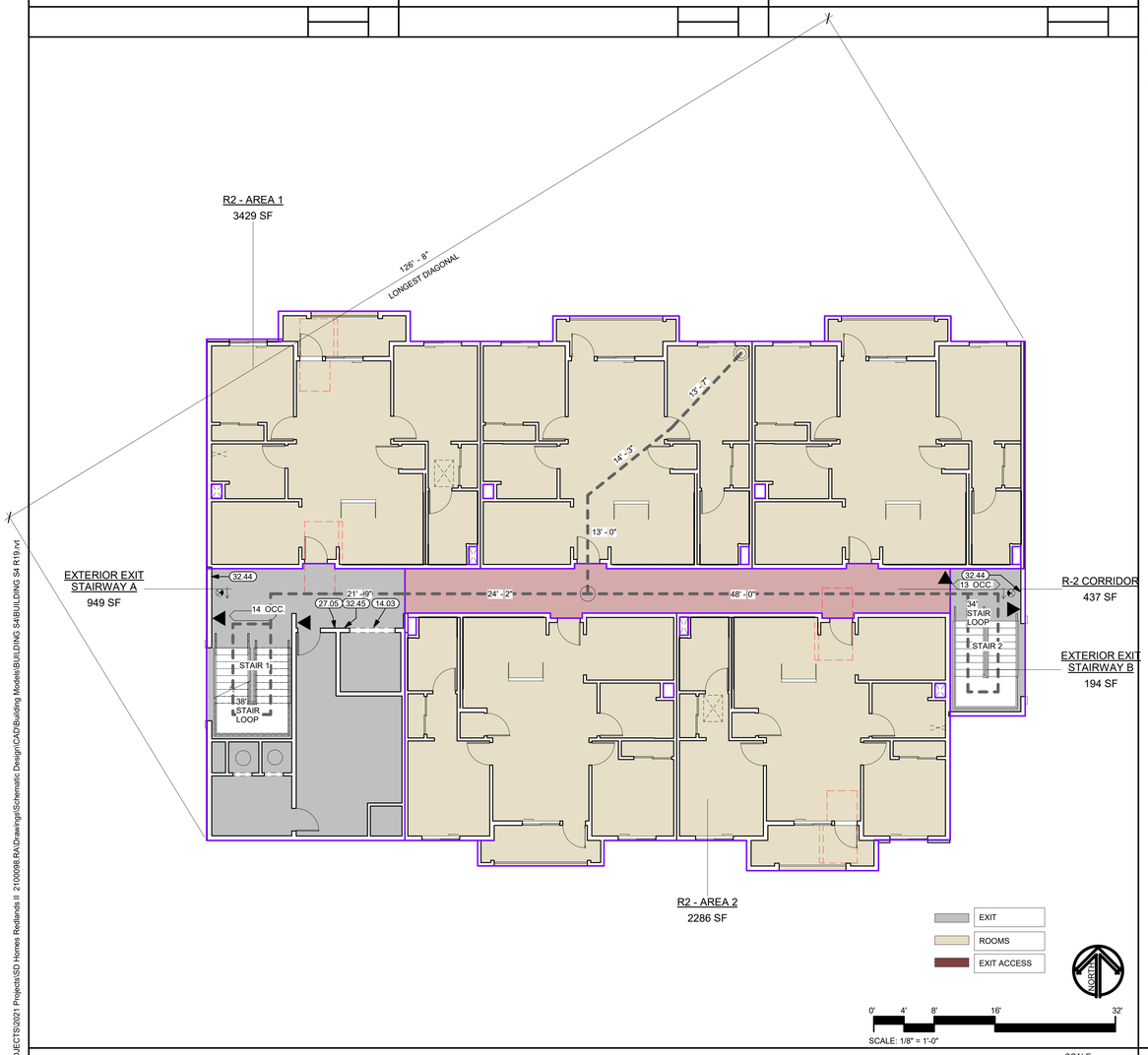
NO EXIT ACCESS DOORS PROVIDED ON LEVEL 4 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

EXIT SEPARATION DISTANCE

MINIMUM EXIT SEPARATION REQUIRED PER SECTION 1007.1.1, EXCEPTION 1 EXIT SEPARATION SHALL BE MEASURED ALONG SHORTEST DIRECT LINE OF TRAVEL WITHIN THE CORRIDOR. MEASUREMENT POINT SHALL BE MEASURED FOLLOWING 2. THE SEPARATION DISTANCE OF EXIT ACCESS STAIRWAYS SHALL BE MEASURED TO THE CLOSEST RISER.

BETWEEN EXIT 1 & 2

DIAGONAL DISTANCE:	126' - 8"
1/3 LENGTH OF OVERALL DIAGONAL DISTANCE:	42'-6" MIN. REQUIRED
SEPARATION DISTANCE PROVIDED:	93' - 3"



EGRESS PLAN LEVEL 4 — SCALE 1/8" = 1'-0" — 1

EXIT ACCESS TRAVEL DISTANCE

PER IBC 202, EXIT ACCESS DEFINED AS THAT PORTION OF A MEANS OF EGRESS SYSTEM THAT LEADS FROM ANY OCCUPIED PORTION OF A BUILDING OR STRUCTURE TO AN EXIT.

PER IBC TABLE 1017.2, AN R2 OCCUPANCY THAT IS SPRINKLERED HAS AN EXIT ACCESS TRAVEL DISTANCE OF 250 FT. SINCE THE STAIRS ARE PART OF THE EXIT, THE EXIT ACCESS TRAVEL DISTANCE BELOW IS CALCULATED FROM THE MOST REMOTE POINT OF AN OCCUPIED ROOM TO AN EXIT DOOR, WHICH MARKS THE BEGINNING OF THE EXIT PORTION OF THE MEANS OF EGRESS SYSTEM.

LEVEL 1 EXIT ACCESS TRAVEL DISTANCE
ROOM A TO EXTERIOR EXIT STAIRWAY B
91' - 9" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

LEVEL 2 EXIT ACCESS TRAVEL DISTANCE
ROOM A TO EXTERIOR EXIT STAIRWAY B
86' - 9" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

LEVEL 3 EXIT ACCESS TRAVEL DISTANCE
ROOM A TO EXTERIOR EXIT STAIRWAY B
86' - 9" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

LEVEL 4 EXIT ACCESS TRAVEL DISTANCE
ROOM A TO STAIRWAY B
86' - 9" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

COMMON PATH OF TRAVEL DISTANCE

PER IBC 202, COMMON PATH OF EGRESS TRAVEL DISTANCE IS THAT PORTION OF EXIT ACCESS TRAVEL DISTANCE MEASURE FROM THE MOST REMOTE POINT OF EACH ROOM, AREA OR SPACE TO THAT POINT WHERE THE OCCUPANTS HAVE SEPARATE AND DISTINCT ACCESS TO TWO EXITS OR EXIT ACCESS DOORWAYS.

PER IBC TABLE 1006.2.1, AN R2 OCCUPANCY THAT IS SPRINKLERED HAS A MAXIMUM COMMON PATH OF TRAVEL DISTANCE OF 125'-0".

LEVEL 1-4 COMMON PATH OF TRAVEL DISTANCE
ROOM A COMMON PATH OF TRAVEL DISTANCE
45' PROVIDED < 125' COMMON PATH OF TRAVEL W/ SPRINKLER

ALL LIVING UNITS HAVE BETWEEN 41'-45' COMMON PATH OF TRAVEL DISTANCE. UNOCCUPIED SPACES HAVE EVEN LESS, THEREFORE MEETING CODE STANDARD.

NUMBER OF ACCESS TO EXITS BASED ON OCCUPANT LOAD

LEVEL 1 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 1 OCCUPANT LOAD 36 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 1
2 EXITS PROVIDED TO EXIT FROM LEVEL 1

LEVEL 2 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 2 OCCUPANT LOAD 36 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 2
2 EXITS PROVIDED TO EXIT FROM LEVEL 2

LEVEL 3 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 3 OCCUPANT LOAD 36 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 3
2 EXITS PROVIDED TO EXIT FROM LEVEL 3

LEVEL 4 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 4 OCCUPANT LOAD 36 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 4
2 EXITS PROVIDED TO EXIT FROM LEVEL 4

ALLOWABLE AREA

ALLOWABLE AREA & FRONTAGE INCREASE DATA:

CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION
R2 – APARTMENT HOUSES

CHAPTER 5 BUILDING HEIGHTS & AREAS
BUILDING HEIGHT 504.3
R2 – SM, TYPE VA, 60' MAX ALLOWABLE HEIGHT

NUMBER OF STORIES 504.4
R2 – S 4 STORIES

BUILDING AREA 506.2
R2-SM = 36,000 SQFT
NS = 12,000 SQFT

SECTION 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
R2 TYPE VA OCCUPANCY SM WITHOUT HEIGHT INCREASE

Aa= [At + (NS X If)]
Aa= [36,000 SQFT + (12,000 x If)]

SECTION 506.3.2 MINIMUM FRONTAGE DISTANCE
W=(L1 X W1 + L2 X W2 + L3 X W3…)/F

L1=WEST SIDE 218', L2 = SOUTH SIDE 212', L3= EAST SIDE 218', L4 = NORTH SIDE 212'

W=(218'X 18.8') + (212'X 30') + (218'X 23.3') + (212'X 30') =(4,098.4 + 6,360 + 5,079.4 + 6,360)/(212' + 218' + 212') = 21,897.8/ 642 = 34
W=34

SECTION 5.6.3.3 AMOUNT OF INCREASE
If=[F/P – 0.25]/0.30
If=[642/860 – 0.25] 34/30 = 0.5 X 1.1 = 0.56
If=0.56

SECTION 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
Aa= [At + (NS X If)]
Aa= [36,000 SQFT + (12,000 x 0.56)]
Aa= 42,800 SQFT
Aa= 42,800 SQFT PER FLOOR

LEVEL 1-4 ALLOWABLE AREAS

NOTE: ACTUAL AREA BOUNDARY REMAINS THE SAME ON EVERY FLOOR.DUE TO DRAFTER INCONSISTENCIES SELECTING THE EXACT POINTS ON EVERY FLOOR. THIS VARIES BY A FEW SQ.FT DUE TO DRAFTER ERROR. WE USED THE AVERAGE FOR THE ACTUAL BUILDING AREA.

LEVEL 1: R-2 = (3,429 + 2,287 + 1,579)/42,800 SQFT=0.17
LEVEL 1 BUILDING AREA / ALLOWABLE AREA = 0.17 < 1

LEVEL 2: R-2 = (3,429 + 2,287 + 1,579)/42,800 SQFT=0.17
LEVEL 2 BUILDING AREA / ALLOWABLE AREA = 0.17 < 1

LEVEL 3: R-2 = (3,429 + 2,287 + 1,579)/42,800 SQFT=0.17
LEVEL 3 BUILDING AREA / ALLOWABLE AREA = 0.17 < 1

LEVEL 4: R-2 = (3,429 + 2,287 + 1,579)/42,800 SQFT=0.17
LEVEL 4: BUILDING AREA / ALLOWABLE AREA = 0.17 < 1

CONSTRUCTION TYPE

CHAPTER 6 – CONSTRUCTION TYPE

TABLE 601 FIRE RESISTANCE RATING

• PRIMARY STRUCTURAL FRAME:	1HR
• BEARING WALLS	
1. INTERIOR	1HR
2. EXTERIOR	1HR
• NONBEARING WALLS & PARITIONS:	0HRS
• FLOOR CONSTRUCTION	1HR
• ROOF CONSTRUCTION	1HR
• RATING AT CORRIDOR & STAIRS	1HR
• RATING BETWEEN RESIDENCES	1HR

NOTE: PER CH. 6 AND 7, THESE NUMBERS WILL FOLLOW THE RATINGS STATED ABOVE IN THE BUILDING DATA SECTION, WHICH IS MORE STRINGENT FOR AN NFPA 13 BUILDING, 4 STORIES.

BETWEEN DWELLING UNITS:	2-HOUR
STAIRWELL:	2-HOUR
SHAFTS IN UNITS(CBC 713.4):	2-HOUR
FLOORS:	1-HOUR
CORRIDORS:	1-HOUR
ROOF:	1-HOUR

OCCUPANT LOAD

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
RESIDENTIAL = 200 GROSS

BUILDING OCCUPANT LOAD DATA:
LEVEL 1=
R-2 OCCUPANCY GROUP: (3,429 + 2,287 + 437 + 949) SQ. FT. / 200 GROSS = **36 OCCUPANTS**

LEVEL 2=
R-2 OCCUPANCY GROUP: (3,429 + 2,287) SQ. FT. / 200 GROSS = **36 OCCUPANTS**

LEVEL 3=
R-2 OCCUPANCY GROUP: (3,429 + 2,287) SQ. FT. / 200 GROSS = **36 OCCUPANTS**

LEVEL 4=
R-2 OCCUPANCY GROUP: (3,429 + 2,287) SQ. FT. / 200 GROSS = **36 OCCUPANTS**

BUILDING OCCUPANCY LOAD: 144

BUILDING DATA — SCALE 1/4" = 1'-0"

GENERAL NOTES:

1. S-2 & A-2 AREA OCCUPANTS WILL NOT DIFFER FROM R-2 AREA OCCUPANTS.
2. REEMERGENCE WALL TYPE ON SHEET **G-008.5**
3. CORRIDOR WIDTH SHALL BE A MINIMUM OF 60" IN WIDTH PER CBC 11A-1119A.4 & 1138A.1.2 "WIDTH FOR 2 WHEELCHAIRS PASSING"
4. DIMENSION LEGEND:
   - F.O.S. INDICATES FACE OF STUD
   - F.O.F. INDICATES FACE OF FINISH
   - CL PW INDICATES CENTER OF PARTY WALL
   - F.E.C. INDICATES FIRE EXTINGUISHER CABINET
5. ALL DIMENSION TO F.O.S. UNLESS NOTES OTHERWISE
6. REFER TO ENLARGED UNIT FLOOR PLANS FOR ADDITIONAL INFORMATION, DIMENSIONS, ETC. SHEETS **A-400 TO A-409**
7. SEE SHEET **G-008.5** FOR FLOOR ASSEMBLY.
8. SEE SHEET **G-501** AND **G-502** FOR ACCESSIBILITY REQUIREMENTS.
9. SEE ENLARGE PLANS FOR CEILINGS HEIGHTS AND FLOOR TRANSITIONS.
10. SEE SHEET **AG-601** FOR DOOR SCHEDULE
11. SEE SHEET **AG-602** FOR WINDOW SCHEDULE
12. SEE SHEET **AG-603** FOR FINISH SCHEDULE
13. SEE INTERIOR DESIGN FOR INTERIOR DETAILS AND FINISHES
14. ALL EXTERIOR EXIT STAIRWAYS TO BE A MIN. OF 2-HR RATED WALL.
15. ALL SHAFTS AND CHASES TO BE A MIN. OF 2-HR RATED WALL. REFERENCE ENLARGED UNIT FLOOR PLAN
16. CORRIDOR WIDTH SHALL BE A MINIMUM OF 60" IN WIDTH PER C.B.C 11A 1119A.4 & 1138A.1.2 "WIDTH FOR TWO WHEELCHAIRS PASSING"
17. PROJECT IS USING SECTION 3006.3 ITEM #5 FOR HOISTWAY PROTECTION. HOISTWAY DOOR HAS A FIRE RESISTANCE RATING IN ACCORDANCE WITH SECTION 708.7. HOISTWAY DOOR IS PROTECTED BY A LISTED SMOKE CONTAINMENT SYSTEM ESR-1136 AS LISTING REPORT NUMBER.
18. ELEVATOR SIZED TO ALLOW FOR EMERGENCY GURNEY SIZE 84" X 24"

PATH OF TRAVEL LEGEND

- EXIT SIGNAGE SEE G-501
- DENOTES START OF EXIT ACCESS TRAVEL DISTANCE PER CBC TABLE 1017.2
- DENOTES END OF COMMON PATH OF TRAVEL- TWO EXIT OPTIONS BECOME AVAILABLE PER CBC SECTION 1006
- DENOTES EXIT DISCHARGE AT PUBLIC WAY ON FIRST FLOOR
- INDICATES TACTILE EXIT SIGN
- DENOTES PATH OF TRAVEL PER CBC SECTION 1017
- TRAVEL DISTANCE TO EXIT DISCHARGE
- X'-X'' 250'-0" — LENGTH OF MAX. TRAVEL DISTANCE TO EXIT DISCHARGE, C.B.C 1017.2
- 100 OCC — OCCUPANCY LOAD

BUILDING DATA

BUILDING DATA:

ZONING BUILDING HEIGHT :	52' - 0"
CODE BUILDING HEIGHT:	60' - 0"
ZONING NO. OF STORIES :	4
CODE NO. OF STORIES	4
TYPE of CONSTRUCTION :	VA
OCCUPANCY CLASSIFICATION :	LEVEL 1: R-2 LEVEL 2: R-2 LEVEL 3: R-2 LEVEL 4: R-2
AUTOMATIC FIRE SPRINKLER :	NFPA-13, 903.3.1.1
ZONING DISTRICT :	EV2500
NATURE OF BUSINESS :	RESIDENTIAL APARTMENTS

GROSS BUILDING AREA

1ST FLOOR	7,666 SQ. FT.
2ND FLOOR	7, 300 SQ. FT.
3RD FLOOR	7,300 SQ. FT.
4TH FLOOR	7,300 SQ. FT.
TOTAL	29,566 SQ. FT.

GROSS BUILDING AREA — SCALE 1" = 1'-0"

KEYNOTE LEGEND

Key Value	Keynote Text
14.03	Medical Emergency Service Elevator Per CBC Section 3002.4a
27.05	Two-way communication per CBC 1009.8.Directions for the use of two-way communication system shall be provided in accordance with CBC Section 1009.8.2
32.44	Directional Signage per CBC 1009.10
32.45	Star of Life Signage on both sides of hoistway door frame per CBC 3002.4

MILLER
architecture
interiors
planning
1177 Idaho Street, Suite 200
Redlands, CA 92374
Phone: 909-335-7400
Fax: 909-335-7299
info@miller-aip.com

LICENSED ARCHITECT
GARY W. MILLER
No. C14635
REN. 9-30-25
STATE OF CALIFORNIA

owner approval

initials	date	phase

revisions/addenda

#	Date	Comment

NOT FOR BID OR CONSTRUCTION

LUXVIEW APARTMENTS
1600 ORANGE AVE
REDLANDS, CALIFORNIA 92373

LUXVIEW PROPERTIES
11230 Sorrento Valley Road, Suite 140, San Diego, CA 92121
TheLuxView.com | L@TheLuxView.com

project information

Project Number:	2100098.RA
Drawn By:	SH
Checked By:	GWM
Issue Date:	4/24/23

sheet name
BUILDING S4 LEVEL 4 CODE PLAN

sheet number
GG-104

Sheet Of Sheets

PLANNING SUBMITTAL 4/15/2024

Z:\PROJECTS\2021 Projects\SD Homes Redlands II 2100098.RA\Drawings\Schematic Design\CAD\Building Models\BUILDING S4\BUILDING S4 R19.rvt

Redlands Regular Meeting of 10/01/24

© 2017 Miller Architectural Corporation

BUILDING EGRESS SIZING

LEVEL 1 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (85/2 STAIRWAYS PROVIDED) =
8.5" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 8.5" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

53" STAIRWAY 1 AND 48" STAIRWAY 2 PROVIDED > 44" REQUIRED PER STAIRWAY

LEVEL 2 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (85/2 STAIRWAYS PROVIDED) =
8.5" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 8.5" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

53" STAIRWAY 1 AND 48" STAIRWAY 2 PROVIDED > 44" REQUIRED PER STAIRWAY

LEVEL 3 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (85/2 STAIRWAYS PROVIDED) =
8.5" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 8.5" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

53" STAIRWAY 1 AND 48" STAIRWAY 2 PROVIDED > 44" REQUIRED PER STAIRWAY

LEVEL 4 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (85/2 STAIRWAYS PROVIDED) =
8.5" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 8.5" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

53" STAIRWAY 1 AND 48" STAIRWAY 2 PROVIDED > 44" REQUIRED PER STAIRWAY

LEVEL 1 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (85/2 EXIT ACCESS DOORS PROVIDED) =
6.375" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 6.375" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 1 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 2 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (85/2 EXIT ACCESS DOORS PROVIDED) =
6.375" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 6.375" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 2 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 3 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (85/2 EXIT ACCESS DOORS PROVIDED) =
6.375" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 6.375" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 3 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 4 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (85/2 EXIT ACCESS DOORS PROVIDED) =
6.375" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 6.375" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 4 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 1 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 85 OCCUPANTS =
12.75 MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 60" PROVIDED CORRIDOR WIDTH

LEVEL 2 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 85 OCCUPANTS =
12.75 MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 60" PROVIDED CORRIDOR WIDTH

LEVEL 3 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 85 OCCUPANTS =
12.75 MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 60" PROVIDED CORRIDOR WIDTH

LEVEL 4 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 85 OCCUPANTS =
12.75 MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 60" PROVIDED CORRIDOR WIDTH

NUMBER OF EXITS

LEVEL 1 NUMBER OF EXITS
TABLE 1006.3.2 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 1 OCCUPANT LOAD 85 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 1
2 EXITS PROVIDED TO EXIT FROM LEVEL 1

LEVEL 2 NUMBER OF EXITS
TABLE 1006.3.2 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 1 OCCUPANT LOAD 85 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 2
2 EXITS PROVIDED TO EXIT FROM LEVEL 2

LEVEL 3 NUMBER OF EXITS
TABLE 1006.3.2 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 1 OCCUPANT LOAD 85 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 3
2 EXITS PROVIDED TO EXIT FROM LEVEL 3

LEVEL 4 NUMBER OF EXITS
TABLE 1006.3.2 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 1 OCCUPANT LOAD 85 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 4
2 EXITS PROVIDED TO EXIT FROM LEVEL 4

EXIT ACCESS TRAVEL DISTANCE

PER IBC 202, EXIT ACCESS DEFINED AS THAT PORTION OF A MEANS OF EGRESS SYSTEM THAT LEADS FROM ANY OCCUPIED PORTION OF A BUILDING OR STRUCTURE TO AN EXIT.

PER IBC TABLE 1017.2, AN R2 OCCUPANCY THAT IS SPRINKLERED HAS AN EXIT ACCESS TRAVEL DISTANCE OF 250 FT. SINCE THE STAIRS ARE PART OF THE EXIT, THE EXIT ACCESS TRAVEL DISTANCE BELOW IS CALCULATED FROM THE MOST REMOTE POINT OF AN OCCUPIED ROOM TO AN EXIT DOOR, WHICH MARKS THE BEGINNING OF THE EXIT PORTION OF THE MEANS OF EGRESS SYSTEM.

LEVEL 1-4 EXIT ACCESS TRAVEL DISTANCE
ROOM A TO EXTERIOR EXIT STAIRWAY 1
160' PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

ROOM A TO EXTERIOR EXIT STAIRWAY 2
174' PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

ROOM A TO EXIT 3
175' PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

ROOM A TO EXIT 4
140' PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

COMMON PATH OF EGRESS TRAVEL DISTANCE

PER IBC 202, COMMON PATH OF EGRESS TRAVEL DISTANCE IS THAT PORTION OF EXIT ACCESS TRAVEL DISTANCE MEASURE FROM THE MOST REMOTE POINT OF EACH ROOM, AREA OR SPACE TO THAT POINT WHERE THE OCCUPANTS HAVE SEPARATE AND DISTINCT ACCESS TO TWO EXITS OR EXIT ACCESS DOORWAYS.

PER IBC TABLE 1006.2.1, AN R2 OCCUPANCY THAT IS SPRINKLERED HAS A MAXIMUM COMMON PATH OF TRAVEL DISTANCE OF 125'-0".

LEVEL 1-4 COMMON PATH OF TRAVEL DISTANCE
ROOM A COMMON PATH OF TRAVEL DISTANCE
45' PROVIDED < 125' COMMON PATH OF TRAVEL W/ SPRINKLER

ALL LIVING UNITS HAVE BETWEEN 41'-45' COMMON PATH OF TRAVEL DISTANCE. UNOCCUPIED SPACES HAVE EVEN LESS, THEREFORE MEETING CODE STANDARD.

EXIT SEPARATION DISTANCE

PER 1007.1 WHEN THERE ARE TWO EXIT ACCESS STAIRWAYS, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSON OF THE BUILDING OR AREA TO BE SERVED IN A STRAIGHT LINE BETWEEN THEM. IN EXCEPTION 2, WHERE THE AUTOMATIC SPRINKLER SYSTEM EXISTS THROUGHOUT, THE SEPARATION DISTANCE SHALL BE NO LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.

BETWEEN STAIR 1 AND 2
MAXIMUM DIAGONAL DISTANCE B: 253' - 6"
1/3 OF MAXIMUM DIAGONAL DISTANCE A : 84'-6" MIN. SEPARATION REQUIRED
SEPARATION PROVIDED DISTANCE A: 249' - 0" THEREFORE MEETS CODE STANDARD

BUILDING DATA

BUILDING DATA:

ZONING BUILDING HEIGHT :	52' - 0"
CODE BUILDING HEIGHT:	60' - 0"
ZONING NO. OF STORIES :	4
CODE NO. OF STORIES:	4
TYPE OF CONSTRUCTION :	VA
OCCUPANCY CLASSIFICATION :	LEVEL 1-4 : R-2
BETWEEN DWELLING UNITS:	2-HOUR
STAIRWELL:	2-HOUR
SHAFTS IN UNITS(CBC 713.4):	2-HOUR
FLOORS:	1-HOUR
CORRIDORS:	1-HOUR
ROOF:	1-HOUR
AUTOMATIC FIRE SPRINKLER :	NFPA-13
ZONING DISTRICT :	EV2500
NATURE OF BUSINESS :	RESIDENTIAL APARTMENTS

ALLOWABLE AREA & FRONTAGE INCREASE DATA:

CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION
R2 – APARTMENT HOUSES

CHAPTER 5 BUILDING HEIGHTS & AREAS
BUILDING HEIGHT 504.3
R2 – SM, TYPE VA, 70' MAX ALLOWABLE HEIGHT

NUMBER OF STORIES 504.4
R2 – S 4 STORIES

BUILDING AREA 506.2
R2-SM = 36,000 SQFT
NS = 12,000 SQFT

TYPICAL FLOOR BUILDING AREA

EXTERIOR EXIT STAIRWAY 1	876 SQFT
EXTERIOR EXIT STAIRWAY 2	195 SQFT
CORRIDOR	1,644 SQFT
R2 - AREA 1	4,987 SQFT
R2 - AREA 2	803 SQFT
R2 - AREA 3	7,705 SQFT
R2 - AREA 4	785 SQFT
GROSS BLDG. AREA PER FLOOR	16,995 SQFT

CHAPTER 6 – CONSTRUCTION TYPE
TABLE 601 FIRE RESISTANCE RATING
PRIMARY STRUCTURAL FRAME – 1 HR FIRE RATED
EXTERIOR, INTERIOR, FLOOR CONSTRUCTION ROOF CONSTRUCTION – 1 HR
NON BEARING WALLS AND PARTITIONS – 0 HR RATED

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
RESIDENTIAL = 200 GROSS

BUILDING OCCUPANT LOAD DATA:
LEVEL 1
R-2 OCCUPANCY GROUP: 16,995 SQ. FT. / 200 GROSS = 85 OCCUPANTS

LEVEL 2
R-2 OCCUPANCY GROUP: 16,995 SQ. FT. / 200 GROSS = 85 OCCUPANTS

LEVEL 3
R-2 OCCUPANCY GROUP: 16,995 SQ. FT. / 200 GROSS = 85 OCCUPANTS

LEVEL 4
R-2 OCCUPANCY GROUP: 16,995 SQ. FT. / 200 GROSS = 85 OCCUPANTS

85 + 85 + 85 + 85 = 340
TOTAL BUILDING OCCUPANCY LOAD: 340 OCCUPANTS

GENERAL NOTES

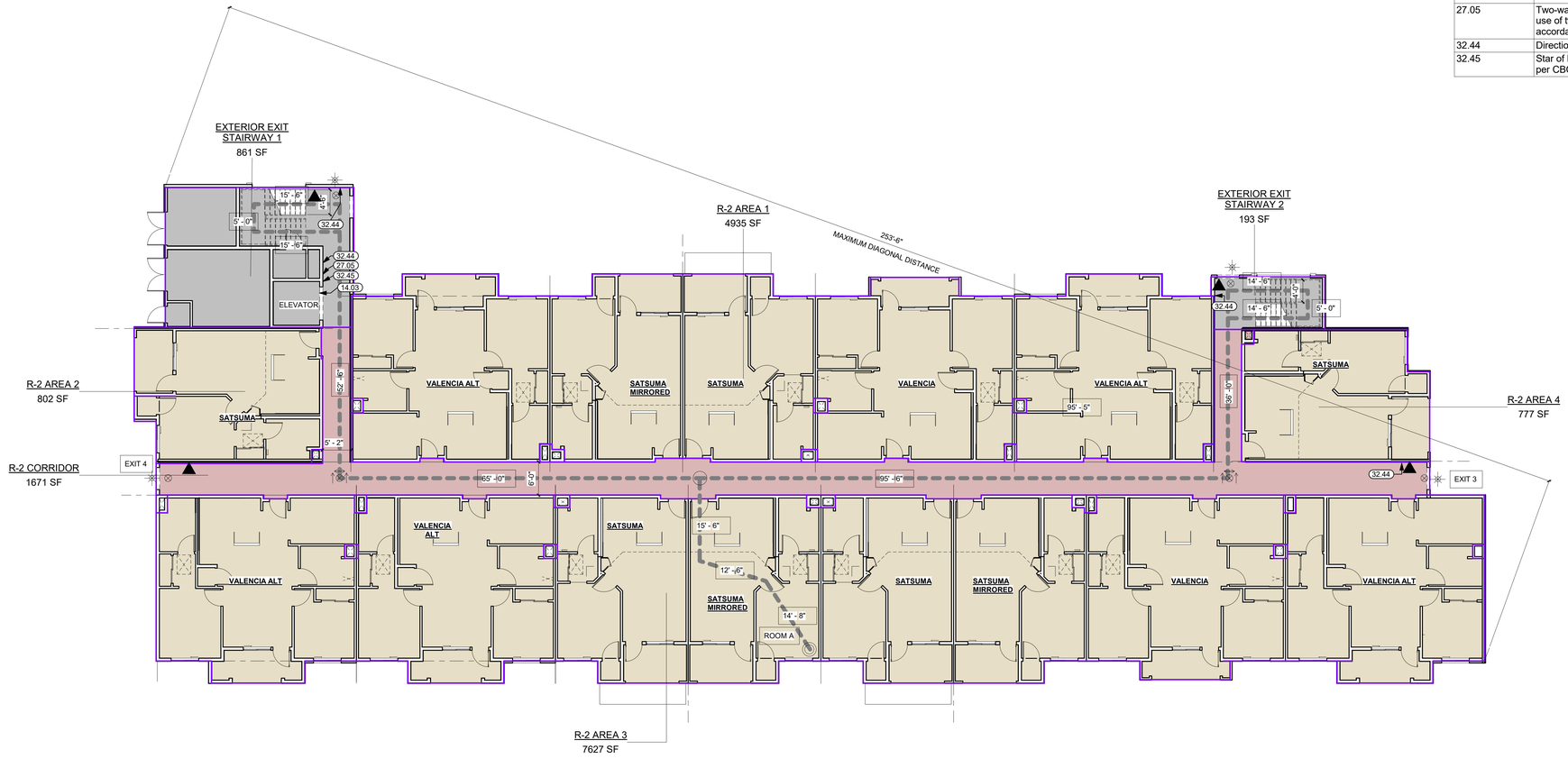
1. DIMENSION LEGEND:
   - F.O.S. INDICATES FACE OF STUD
   - F.O.F. INDICATES FACE OF FINISH
   - CL P/W INDICATES CENTER OF PARTY WALL
   - F.E.C. INDICATES FIRE EXTINGUISHER CABINET
2. ALL DIMENSION TO F.O.S. UNLESS NOTES OTHERWISE
3. REFER TO ENLARGED UNIT FLOOR PLANS FOR ADDITIONAL INFORMATION, DIMENSIONS, ETC. SHEETS **A-400 TO A-409**.
4. SEE SHEET **G-008.5** FOR FLOOR ASSEMBLY.
5. SEE SHEET **G-501** AND **G-502** FOR ACCESSIBILITY REQUIREMENTS.
6. SEE ENLARGE PLANS FOR CEILINGS HEIGHTS AND FLOOR TRANSITIONS. SHEETS **A-400 TO A-409**.
7. SEE SHEET **AH-601** FOR DOOR SCHEDULE
8. SEE SHEET **AH-602** FOR WINDOW SCHEDULE
9. SEE SHEET **AH-603** FOR FINISH SCHEDULE
10. SEE INTERIOR DESIGN FOR INTERIOR DETAILS AND FINISHES.
11. ALL EXTERIOR EXIT STAIRWAYS TO BE A MIN. OF 2-HR RATED WALL.
12. ALL SHAFTS AND CHASES TO BE A MIN. OF 2-HR RATED WALL. REFERENCE ENLARGED UNIT FLOOR PLAN
13. CORRIDOR WIDTH SHALL BE A MINIMUM OF 60" IN WIDTH PER C.B.C 11A 1119A.4 & 1138A.1.2 "WIDTH FOR TWO WHEELCHAIRS PASSING"

GROSS BUILDING AREA

1ST FLOOR	18,901 SQ. FT.
2ND FLOOR	17,799 SQ.FT.
3RD FLOOR	17,799 SQ.FT.
4TH FLOOR	17,799 SQ.FT.
TOTAL	72,298 SQ.FT.

EXIT PLAN LEGEND:

- EXIT SIGNAGE SEE G-501
- DENOTES START OF EXIT ACCESS TRAVEL DISTANCE PER CBC TABLE 1017.2
- DENOTES END OF COMMON PATH OF TRAVEL- TWO EXIT OPTIONS BECOME AVAILABLE PER CBC SECTION 1006
- DENOTES EXIT DISCHARGE AT PUBLIC WAY ON FIRST FLOOR
- INDICATES TACTILE EXIT SIGN
- DENOTES PATH OF TRAVEL PER CBC SECTION 1017
- TRAVEL DISTANCE TO EXIT DISCHARGE
- X'-X" / 250'-0" — LENGTH OF MAX. TRAVEL DISTANCE TO EXIT DISCHARGE, C.B.C 1017.2
- 100 OCC — OCCUPANCY LOAD



AREA PLAN LEGEND:

- EXIT
- ROOMS
- EXIT ACCESS

GRAPHIC SCALE
0 10 20 30 40

NORTH

KEYNOTE LEGEND

Key Value	Keynote Text
14.03	Medical Emergency Service Elevator Per CBC Section 3002.4a
27.05	Two-way communication per CBC 1009.8.Directions for the use of two-way communication system shall be provided in accordance with CBC Section 1009.8.2
32.44	Directional Signage per CBC 1009.10
32.45	Star of Life Signage on both sides of hoistway door frame per CBC 3002.4

EGRESS PLAN LEVEL 1

SCALE 1" = 10'-0" | 1

MILLER
architecture
interiors
planning

1177 Idaho Street, Suite 200
Redlands, CA 92374
Phone: 909-335-7400
Fax: 909-335-7299
info@miller-aip.com

LICENSED ARCHITECT
GARY W. MILLER
No. C14635
REN. 9-30-25
STATE OF CALIFORNIA

owner approval

initials	date	phase

revisions/addenda

#	Date	Comment

NOT FOR BID OR CONSTRUCTION

LuxView Luxury Apartments
1600 ORANGE AVE
REDLANDS, CALIFORNIA 92373

LUXVIEW PROPERTIES
11230 Sorrento Valley Road, Suite 140, San Diego, CA 92121
TheLuxView.com | L@TheLuxView.com

project information

Project Number:	2000038.RA
Drawn By:	CwH
Checked By:	GWM
Issue Date:	4/24/23

sheet name
BUILDING S5 LEVEL 1 CODE PLAN

sheet number
GH-101

Sheet Of Sheets

PLANNING SUBMITTAL 4/15/2024

Z:\PROJECTS\2021 Projects\SD Homes Redlands II 2100098.RA\Drawings\Schematic Design\CAD\Building Models\BUILDING S5\BUILDING S5 R19.rvt

© 2017 Miller Architectural Corporation

BUILDING EGRESS SIZING

LEVEL 1 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (85/2 STAIRWAYS PROVIDED) =
8.5" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 8.5" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

53" STAIRWAY 1 AND 48" STAIRWAY 2 PROVIDED > 44" REQUIRED PER STAIRWAY

LEVEL 2 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (85/2 STAIRWAYS PROVIDED) =
8.5" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 8.5" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

53" STAIRWAY 1 AND 48" STAIRWAY 2 PROVIDED > 44" REQUIRED PER STAIRWAY

LEVEL 3 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (85/2 STAIRWAYS PROVIDED) =
8.5" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 8.5" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

53" STAIRWAY 1 AND 48" STAIRWAY 2 PROVIDED > 44" REQUIRED PER STAIRWAY

LEVEL 4 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (85/2 STAIRWAYS PROVIDED) =
8.5" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 8.5" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

53" STAIRWAY 1 AND 48" STAIRWAY 2 PROVIDED > 44" REQUIRED PER STAIRWAY

LEVEL 1 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (85/2 EXIT ACCESS DOORS PROVIDED) =
6.375" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 6.375" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 1 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 2 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (85/2 EXIT ACCESS DOORS PROVIDED) =
6.375" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 6.375" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 2 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 3 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (85/2 EXIT ACCESS DOORS PROVIDED) =
6.375" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 6.375" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 3 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 4 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (85/2 EXIT ACCESS DOORS PROVIDED) =
6.375" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 6.375" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 4 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 1 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 85 OCCUPANTS =
12.75 MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 60" PROVIDED CORRIDOR WIDTH

LEVEL 2 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 85 OCCUPANTS =
12.75 MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 60" PROVIDED CORRIDOR WIDTH

LEVEL 3 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 85 OCCUPANTS =
12.75 MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 60" PROVIDED CORRIDOR WIDTH

LEVEL 4 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 85 OCCUPANTS =
12.75 MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 60" PROVIDED CORRIDOR WIDTH

NUMBER OF EXITS

LEVEL 1 NUMBER OF EXITS
TABLE 1006.3.2 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 1 OCCUPANT LOAD 85 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 1
2 EXITS PROVIDED TO EXIT FROM LEVEL 1

LEVEL 2 NUMBER OF EXITS
TABLE 1006.3.2 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 1 OCCUPANT LOAD 85 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 2
2 EXITS PROVIDED TO EXIT FROM LEVEL 2

LEVEL 3 NUMBER OF EXITS
TABLE 1006.3.2 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 1 OCCUPANT LOAD 85 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 3
2 EXITS PROVIDED TO EXIT FROM LEVEL 3

LEVEL 4 NUMBER OF EXITS
TABLE 1006.3.2 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 1 OCCUPANT LOAD 85 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 4
2 EXITS PROVIDED TO EXIT FROM LEVEL 4

EXIT ACCESS TRAVEL DISTANCE

PER IBC 202, EXIT ACCESS DEFINED AS THAT PORTION OF A MEANS OF EGRESS SYSTEM THAT LEADS FROM ANY OCCUPIED PORTION OF A BUILDING OR STRUCTURE TO AN EXIT.

PER IBC TABLE 1017.2, AN R2 OCCUPANCY THAT IS SPRINKLERED HAS AN EXIT ACCESS TRAVEL DISTANCE OF 250 FT. SINCE THE STAIRS ARE PART OF THE EXIT, THE EXIT ACCESS TRAVEL DISTANCE BELOW IS CALCULATED FROM THE MOST REMOTE POINT OF AN OCCUPIED ROOM TO AN EXIT DOOR, WHICH MARKS THE BEGINNING OF THE EXIT PORTION OF THE MEANS OF EGRESS SYSTEM.

LEVEL 1-4 EXIT ACCESS TRAVEL DISTANCE
ROOM A TO EXTERIOR EXIT STAIRWAY 1
160' PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

ROOM A TO EXTERIOR EXIT STAIRWAY 2
174' PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

ROOM A TO EXIT 3
175' PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

ROOM A TO EXIT 4
140' PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

COMMON PATH OF EGRESS TRAVEL DISTANCE

PER IBC 202, COMMON PATH OF EGRESS TRAVEL DISTANCE IS THAT PORTION OF EXIT ACCESS TRAVEL DISTANCE MEASURE FROM THE MOST REMOTE POINT OF EACH ROOM, AREA OR SPACE TO THAT POINT WHERE THE OCCUPANTS HAVE SEPARATE AND DISTINCT ACCESS TO TWO EXITS OR EXIT ACCESS DOORWAYS.

PER IBC TABLE 1006.2.1, AN R2 OCCUPANCY THAT IS SPRINKLERED HAS A MAXIMUM COMMON PATH OF TRAVEL DISTANCE OF 125'-0".

LEVEL 1-4 COMMON PATH OF TRAVEL DISTANCE
ROOM A COMMON PATH OF TRAVEL DISTANCE
45' PROVIDED < 125' COMMON PATH OF TRAVEL W/ SPRINKLER

ALL LIVING UNITS HAVE BETWEEN 41'-45' COMMON PATH OF TRAVEL DISTANCE. UNOCCUPIED SPACES HAVE EVEN LESS, THEREFORE MEETING CODE STANDARD.

EXIT SEPARATION DISTANCE

PER 1007.1 WHEN THERE ARE TWO EXIT ACCESS STAIRWAYS, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSON OF THE BUILDING OR AREA TO BE SERVED IN A STRAIGHT LINE BETWEEN THEM. IN EXCEPTION 2, WHERE THE AUTOMATIC SPRINKLER SYSTEM EXISTS THROUGHOUT, THE SEPARATION DISTANCE SHALL BE NO LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.

BETWEEN STAIR 1 AND 2
MAXIMUM DIAGONAL DISTANCE B: 253' - 6"
1/3 OF MAXIMUM DIAGONAL DISTANCE A : 84'-6" MIN. SEPARATION REQUIRED
SEPARATION PROVIDED DISTANCE A: 249' - 0" THEREFORE MEETS CODE STANDARD

BUILDING DATA

BUILDING DATA:

ZONING BUILDING HEIGHT :	52' - 0"
CODE BUILDING HEIGHT:	60' - 0"
ZONING NO. OF STORIES :	4
CODE NO. OF STORIES:	4
TYPE OF CONSTRUCTION :	VA
OCCUPANCY CLASSIFICATION :	LEVEL 1-4 ; R-2
BETWEEN DWELLING UNITS:	2-HOUR
STAIRWELL:	2-HOUR
SHAFTS IN UNITS(CBC 713.4):	2-HOUR
FLOORS:	1-HOUR
CORRIDORS:	1-HOUR
ROOF:	1-HOUR
AUTOMATIC FIRE SPRINKLER :	NFPA-13
ZONING DISTRICT :	EV2500
NATURE OF BUSINESS :	RESIDENTIAL APARTMENTS

ALLOWABLE AREA & FRONTAGE INCREASE DATA:

CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION
R2 – APARTMENT HOUSES

CHAPTER 5 BUILDING HEIGHTS & AREAS
BUILDING HEIGHT 504.3
R2 – SM, TYPE VA, 70' MAX ALLOWABLE HEIGHT

NUMBER OF STORIES 504.4
R2 – S 4 STORIES

BUILDING AREA 506.2
R2-SM = 36,000 SQFT
NS = 12,000 SQFT

TYPICAL FLOOR BUILDING AREA

EXTERIOR EXIT STAIRWAY 1	876 SQFT
EXTERIOR EXIT STAIRWAY 2	195 SQFT
CORRIDOR	1,644 SQFT
R2 - AREA 1	4,987 SQFT
R2 - AREA 2	803 SQFT
R2 - AREA 3	7,705 SQFT
R2 - AREA 4	785 SQFT
GROSS BLDG. AREA PER FLOOR	16,995 SQFT

CHAPTER 6 – CONSTRUCTION TYPE
TABLE 601 FIRE RESISTANCE RATING
PRIMARY STRUCTURAL FRAME – 1 HR FIRE RATED
EXTERIOR, INTERIOR, FLOOR CONSTRUCTION ROOF CONSTRUCTION – 1 HR
NON BEARING WALLS AND PARTITIONS – 0 HR RATED

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
RESIDENTIAL = 200 GROSS

BUILDING OCCUPANT LOAD DATA:
LEVEL 1
R-2 OCCUPANCY GROUP: 16,995 SQ. FT. / 200 GROSS = 85 OCCUPANTS

LEVEL 2
R-2 OCCUPANCY GROUP: 16,995 SQ. FT. / 200 GROSS = 85 OCCUPANTS

LEVEL 3
R-2 OCCUPANCY GROUP: 16,995 SQ. FT. / 200 GROSS = 85 OCCUPANTS

LEVEL 4
R-2 OCCUPANCY GROUP: 16,995 SQ. FT. / 200 GROSS = 85 OCCUPANTS

85 + 85 + 85 + 85 = 340
TOTAL BUILDING OCCUPANCY LOAD: 340 OCCUPANTS

GENERAL NOTES

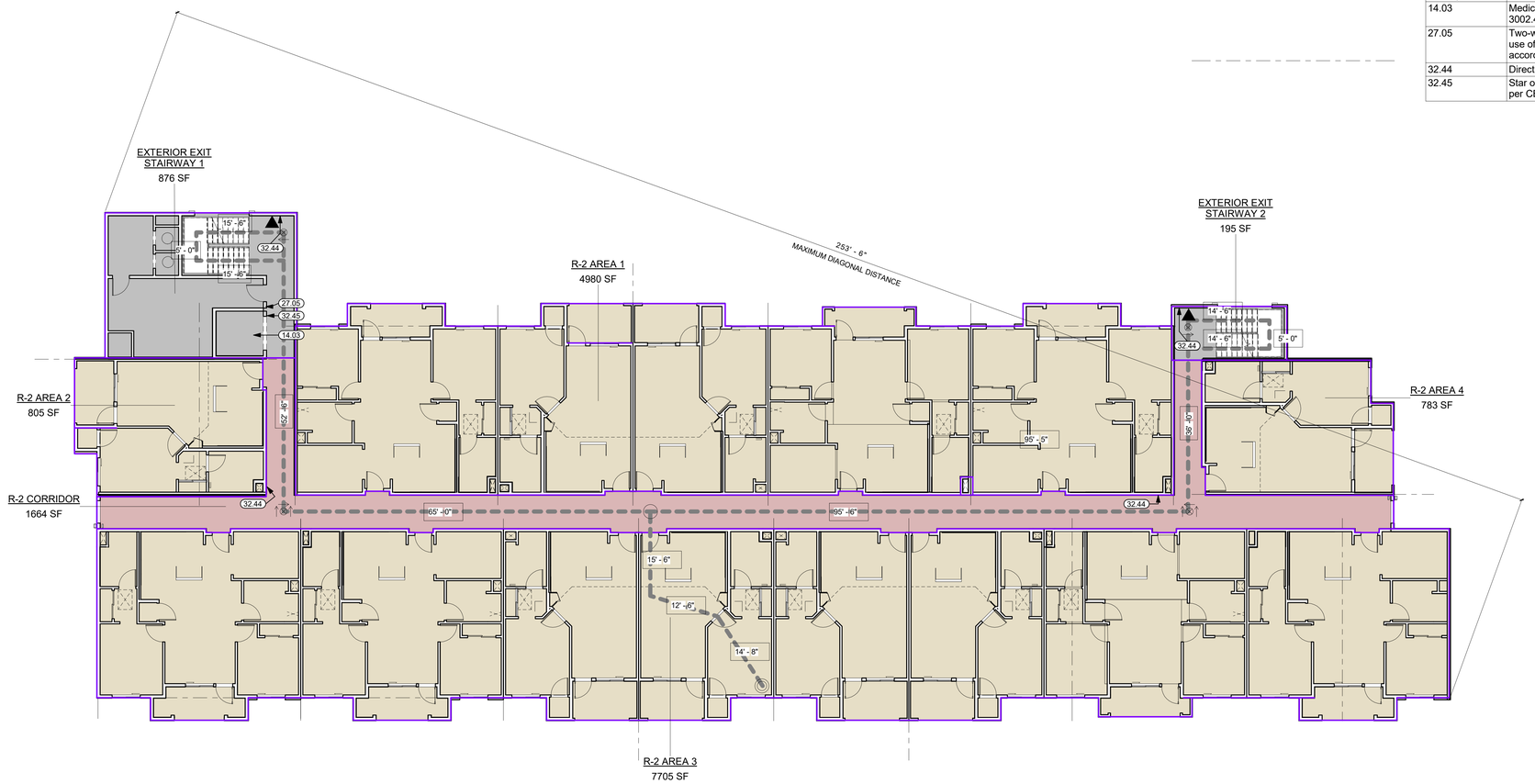
1. DIMENSION LEGEND:
   - F.O.S. INDICATES FACE OF STUD
   - F.O.F. INDICATES FACE OF FINISH
   - CL P/W INDICATES CENTER OF PARTY WALL
   - F.E.C. INDICATES FIRE EXTINGUISHER CABINET
2. ALL DIMENSION TO F.O.S. UNLESS NOTES OTHERWISE
3. REFER TO ENLARGED UNIT FLOOR PLANS FOR ADDITIONAL INFORMATION, DIMENSIONS, ETC. SHEETS **A-400 TO A-409**.
4. SEE SHEET **G-008.5** FOR FLOOR ASSEMBLY.
5. SEE SHEET **G-501** AND **G-502** FOR ACCESSIBILITY REQUIREMENTS.
6. SEE ENLARGE PLANS FOR CEILINGS HEIGHTS AND FLOOR TRANSITIONS. SHEETS **A-400 TO A-409**.
7. SEE SHEET **AH-601** FOR DOOR SCHEDULE
8. SEE SHEET **AH-602** FOR WINDOW SCHEDULE
9. SEE SHEET **AH-603** FOR FINISH SCHEDULE
10. SEE INTERIOR DESIGN FOR INTERIOR DETAILS AND FINISHES.
11. ALL EXTERIOR EXIT STAIRWAYS TO BE A MIN. OF 2-HR RATED WALL.
12. ALL SHAFTS AND CHASES TO BE A MIN. OF 2-HR RATED WALL. REFERENCE ENLARGED UNIT FLOOR PLAN
13. CORRIDOR WIDTH SHALL BE A MINIMUM OF 60" IN WIDTH PER C.B.C 11A.1119A.4 & 1138A.1.2 "WIDTH FOR TWO WHEELCHAIRS PASSING"

GROSS BUILDING AREA

1ST FLOOR	18,901 SQ. FT.
2ND FLOOR	17,799 SQ.FT.
3RD FLOOR	17,799 SQ.FT.
4TH FLOOR	17,799 SQ.FT.
TOTAL	72,298 SQ.FT.

EXIT PLAN LEGEND:

- EXIT SIGNAGE SEE G-501
- DENOTES START OF EXIT ACCESS TRAVEL DISTANCE PER CBC TABLE 1017.2
- DENOTES END OF COMMON PATH OF TRAVEL- TWO EXIT OPTIONS BECOME AVAILABLE PER CBC SECTION 1006
- DENOTES EXIT DISCHARGE AT PUBLIC WAY ON FIRST FLOOR
- INDICATES TACTILE EXIT SIGN
- DENOTES PATH OF TRAVEL PER CBC SECTION 1017
- TRAVEL DISTANCE TO EXIT DISCHARGE
- X'-X'/ 250'-0" — LENGTH OF MAX. TRAVEL DISTANCE TO EXIT DISCHARGE, C.B.C 1017.2
- 100 OCC — OCCUPANCY LOAD



AREA PLAN LEGEND:

- EXIT
- ROOMS
- EXIT ACCESS

GRAPHIC SCALE
0 10 20 30 40

NORTH

KEYNOTE LEGEND

Key Value	Keynote Text
14.03	Medical Emergency Service Elevator Per CBC Section 3002.4a
27.05	Two-way communication per CBC 1009.8.Directions for the use of two-way communication system shall be provided in accordance with CBC Section 1009.8.2
32.44	Directional Signage per CBC 1009.10
32.45	Star of Life Signage on both sides of hoistway door frame per CBC 3002.4

EGRESS PLAN LEVEL 2

SCALE 1" = 10'-0" | 1

MILLER
architecture
interiors
planning

1177 Idaho Street, Suite 200
Redlands, CA 92374
Phone: 909-335-7400
Fax: 909-335-7299
info@miller-aip.com

LICENSED ARCHITECT
GARY W. MILLER
No. C14635
REN. 9-30-25
STATE OF CALIFORNIA

owner approval

initials	date	phase

revisions/addenda

#	Date	Comment

NOT FOR BID OR CONSTRUCTION

LuxView Luxury Apartments
1600 ORANGE AVE
REDLANDS, CALIFORNIA 92373

LUXVIEW PROPERTIES
11230 Sorrento Valley Road, Suite 140, San Diego, CA 92121
TheLuxView.com | L@TheLuxView.com

project information

Project Number:	2000038.RA
Drawn By:	CwH
Checked By:	GWM
Issue Date:	4/24/23

sheet name
BUILDING S5 LEVEL 2 CODE PLAN

sheet number
GH-102

Sheet Of Sheets

PLANNING SUBMITTAL 4/15/2024

Z:\PROJECTS\2021 Projects\SD Homes Redlands II 2100098.RA\Drawings\Schematic Design\CAD\Building Models\BUILDING S5\BUILDING S5 R19.rvt

© 2017 Miller Architectural Corporation

BUILDING EGRESS SIZING

LEVEL 1 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (85/2 STAIRWAYS PROVIDED) =
8.5" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 8.5" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

53" STAIRWAY 1 AND 48" STAIRWAY 2 PROVIDED > 44" REQUIRED PER STAIRWAY

LEVEL 2 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (85/2 STAIRWAYS PROVIDED) =
8.5" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 8.5" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

53" STAIRWAY 1 AND 48" STAIRWAY 2 PROVIDED > 44" REQUIRED PER STAIRWAY

LEVEL 3 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (85/2 STAIRWAYS PROVIDED) =
8.5" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 8.5" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

53" STAIRWAY 1 AND 48" STAIRWAY 2 PROVIDED > 44" REQUIRED PER STAIRWAY

LEVEL 4 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (85/2 STAIRWAYS PROVIDED) =
8.5" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 8.5" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

53" STAIRWAY 1 AND 48" STAIRWAY 2 PROVIDED > 44" REQUIRED PER STAIRWAY

LEVEL 1 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (85/2 EXIT ACCESS DOORS PROVIDED) =
6.375" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 6.375" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 1 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 2 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (85/2 EXIT ACCESS DOORS PROVIDED) =
6.375" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 6.375" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 2 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 3 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (85/2 EXIT ACCESS DOORS PROVIDED) =
6.375" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 6.375" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 3 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 4 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (85/2 EXIT ACCESS DOORS PROVIDED) =
6.375" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 6.375" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 4 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 1 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 85 OCCUPANTS =
12.75 MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 60" PROVIDED CORRIDOR WIDTH

LEVEL 2 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 85 OCCUPANTS =
12.75 MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 60" PROVIDED CORRIDOR WIDTH

LEVEL 3 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 85 OCCUPANTS =
12.75 MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 60" PROVIDED CORRIDOR WIDTH

LEVEL 4 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 85 OCCUPANTS =
12.75 MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 60" PROVIDED CORRIDOR WIDTH

NUMBER OF EXITS

LEVEL 1 NUMBER OF EXITS
TABLE 1006.3.2 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 1 OCCUPANT LOAD 85 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 1
2 EXITS PROVIDED TO EXIT FROM LEVEL 1

LEVEL 2 NUMBER OF EXITS
TABLE 1006.3.2 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 1 OCCUPANT LOAD 85 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 2
2 EXITS PROVIDED TO EXIT FROM LEVEL 2

LEVEL 3 NUMBER OF EXITS
TABLE 1006.3.2 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 1 OCCUPANT LOAD 85 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 3
2 EXITS PROVIDED TO EXIT FROM LEVEL 3

LEVEL 4 NUMBER OF EXITS
TABLE 1006.3.2 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 1 OCCUPANT LOAD 85 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 4
2 EXITS PROVIDED TO EXIT FROM LEVEL 4

EXIT ACCESS TRAVEL DISTANCE

PER IBC 202, EXIT ACCESS DEFINED AS THAT PORTION OF A MEANS OF EGRESS SYSTEM THAT LEADS FROM ANY OCCUPIED PORTION OF A BUILDING OR STRUCTURE TO AN EXIT.

PER IBC TABLE 1017.2, AN R2 OCCUPANCY THAT IS SPRINKLERED HAS AN EXIT ACCESS TRAVEL DISTANCE OF 250 FT. SINCE THE STAIRS ARE PART OF THE EXIT, THE EXIT ACCESS TRAVEL DISTANCE BELOW IS CALCULATED FROM THE MOST REMOTE POINT OF AN OCCUPIED ROOM TO AN EXIT DOOR, WHICH MARKS THE BEGINNING OF THE EXIT PORTION OF THE MEANS OF EGRESS SYSTEM.

LEVEL 1-4 EXIT ACCESS TRAVEL DISTANCE
ROOM A TO EXTERIOR EXIT STAIRWAY 1
160' PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

ROOM A TO EXTERIOR EXIT STAIRWAY 2
174' PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

ROOM A TO EXIT 3
175' PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

ROOM A TO EXIT 4
140' PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

COMMON PATH OF EGRESS TRAVEL DISTANCE

PER IBC 202, COMMON PATH OF EGRESS TRAVEL DISTANCE IS THAT PORTION OF EXIT ACCESS TRAVEL DISTANCE MEASURE FROM THE MOST REMOTE POINT OF EACH ROOM, AREA OR SPACE TO THAT POINT WHERE THE OCCUPANTS HAVE SEPARATE AND DISTINCT ACCESS TO TWO EXITS OR EXIT ACCESS DOORWAYS.

PER IBC TABLE 1006.2.1, AN R2 OCCUPANCY THAT IS SPRINKLERED HAS A MAXIMUM COMMON PATH OF TRAVEL DISTANCE OF 125'-0".

LEVEL 1-4 COMMON PATH OF TRAVEL DISTANCE
ROOM A COMMON PATH OF TRAVEL DISTANCE
45' PROVIDED < 125' COMMON PATH OF TRAVEL W/ SPRINKLER

ALL LIVING UNITS HAVE BETWEEN 41'-45' COMMON PATH OF TRAVEL DISTANCE. UNOCCUPIED SPACES HAVE EVEN LESS, THEREFORE MEETING CODE STANDARD.

EXIT SEPARATION DISTANCE

PER 1007.1 WHEN THERE ARE TWO EXIT ACCESS STAIRWAYS, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSON OF THE BUILDING OR AREA TO BE SERVED IN A STRAIGHT LINE BETWEEN THEM. IN EXCEPTION 2, WHERE THE AUTOMATIC SPRINKLER SYSTEM EXISTS THROUGHOUT, THE SEPARATION DISTANCE SHALL BE NO LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.

BETWEEN STAIR 1 AND 2
MAXIMUM DIAGONAL DISTANCE B: 253' - 6"
1/3 OF MAXIMUM DIAGONAL DISTANCE A : 84'-6" MIN. SEPARATION REQUIRED
SEPARATION PROVIDED DISTANCE A: 249' - 0" THEREFORE MEETS CODE STANDARD

BUILDING DATA

BUILDING DATA:

ZONING BUILDING HEIGHT :	52' - 0"
CODE BUILDING HEIGHT:	60' - 0"
ZONING NO. OF STORIES :	4
CODE NO. OF STORIES:	4
TYPE OF CONSTRUCTION :	VA
OCCUPANCY CLASSIFICATION :	LEVEL 1-4 ; R-2
BETWEEN DWELLING UNITS:	2-HOUR
STAIRWELL:	2-HOUR
SHAFTS IN UNITS(CBC 713.4):	2-HOUR
FLOORS:	1-HOUR
CORRIDORS:	1-HOUR
ROOF:	1-HOUR
AUTOMATIC FIRE SPRINKLER :	NFPA-13
ZONING DISTRICT :	EV2500
NATURE OF BUSINESS :	RESIDENTIAL APARTMENTS

ALLOWABLE AREA & FRONTAGE INCREASE DATA:

CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION
R2 – APARTMENT HOUSES

CHAPTER 5 BUILDING HEIGHTS & AREAS
BUILDING HEIGHT 504.3
R2 – SM, TYPE VA, 70' MAX ALLOWABLE HEIGHT

NUMBER OF STORIES 504.4
R2 – S 4 STORIES

BUILDING AREA 506.2
R2-SM = 36,000 SQFT
NS = 12,000 SQFT

TYPICAL FLOOR BUILDING AREA

EXTERIOR EXIT STAIRWAY 1	876 SQFT
EXTERIOR EXIT STAIRWAY 2	195 SQFT
CORRIDOR	1,644 SQFT
R2 - AREA 1	4,987 SQFT
R2 - AREA 2	803 SQFT
R2 - AREA 3	7,705 SQFT
R2 - AREA 4	785 SQFT
GROSS BLDG. AREA PER FLOOR	16,995 SQFT

CHAPTER 6 – CONSTRUCTION TYPE
TABLE 601 FIRE RESISTANCE RATING
PRIMARY STRUCTURAL FRAME – 1 HR FIRE RATED
EXTERIOR, INTERIOR, FLOOR CONSTRUCTION ROOF CONSTRUCTION – 1 HR
NON BEARING WALLS AND PARTITIONS – 0 HR RATED

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
RESIDENTIAL = 200 GROSS

BUILDING OCCUPANT LOAD DATA:
LEVEL 1
R-2 OCCUPANCY GROUP: 16,995 SQ. FT. / 200 GROSS = 85 OCCUPANTS

LEVEL 2
R-2 OCCUPANCY GROUP: 16,995 SQ. FT. / 200 GROSS = 85 OCCUPANTS

LEVEL 3
R-2 OCCUPANCY GROUP: 16,995 SQ. FT. / 200 GROSS = 85 OCCUPANTS

LEVEL 4
R-2 OCCUPANCY GROUP: 16,995 SQ. FT. / 200 GROSS = 85 OCCUPANTS

85 + 85 + 85 + 85 = 340
TOTAL BUILDING OCCUPANCY LOAD: 340 OCCUPANTS

GENERAL NOTES

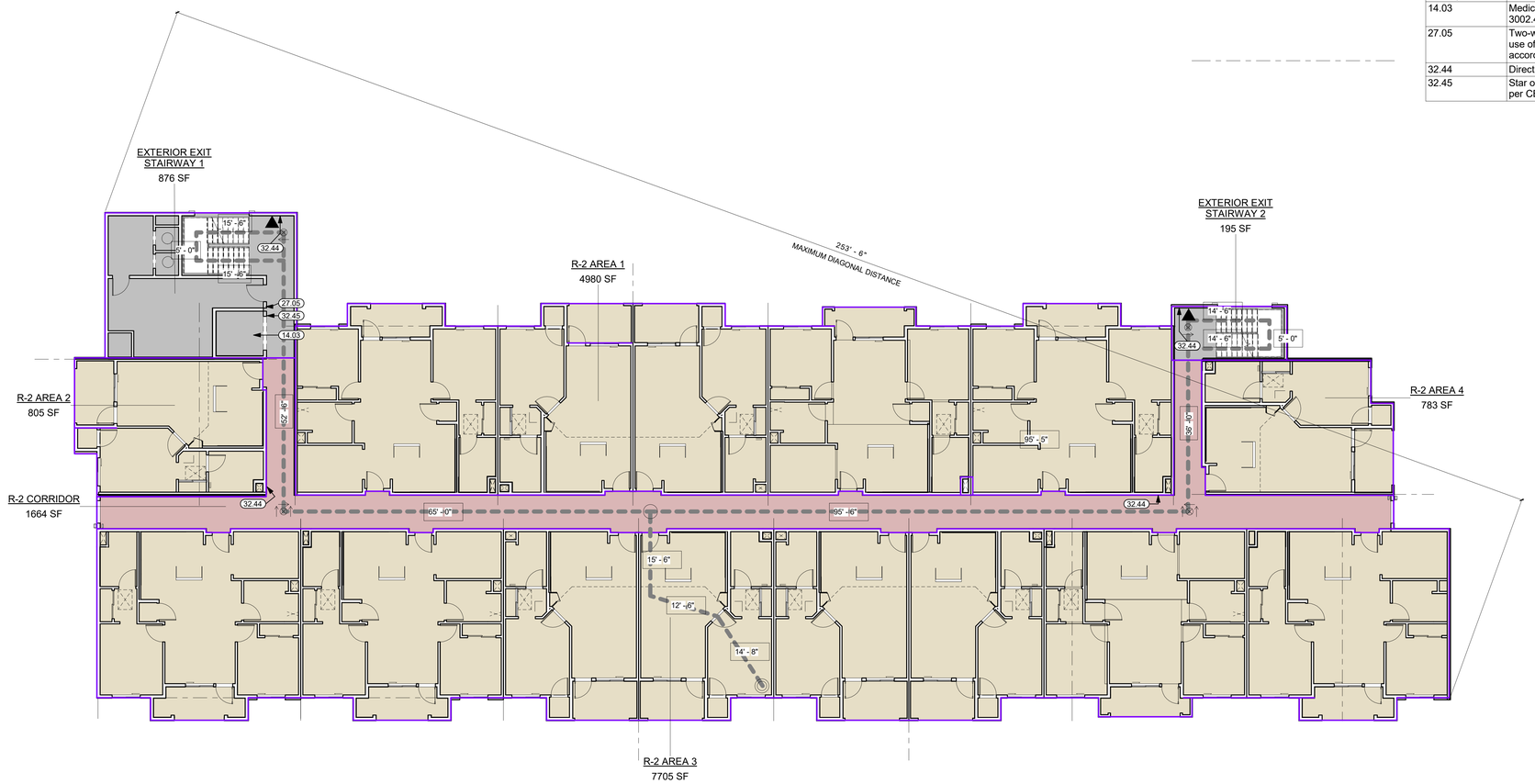
1. DIMENSION LEGEND:
   - F.O.S. INDICATES FACE OF STUD
   - F.O.F. INDICATES FACE OF FINISH
   - CL P/W INDICATES CENTER OF PARTY WALL
   - F.E.C. INDICATES FIRE EXTINGUISHER CABINET
2. ALL DIMENSION TO F.O.S. UNLESS NOTES OTHERWISE
3. REFER TO ENLARGED UNIT FLOOR PLANS FOR ADDITIONAL INFORMATION, DIMENSIONS, ETC. SHEETS **A-400 TO A-409**.
4. SEE SHEET **G-008.5** FOR FLOOR ASSEMBLY.
5. SEE SHEET **G-501** AND **G-502** FOR ACCESSIBILITY REQUIREMENTS.
6. SEE ENLARGE PLANS FOR CEILINGS HEIGHTS AND FLOOR TRANSITIONS. SHEETS **A-400 TO A-409**.
7. SEE SHEET **AH-601** FOR DOOR SCHEDULE
8. SEE SHEET **AH-602** FOR WINDOW SCHEDULE
9. SEE SHEET **AH-603** FOR FINISH SCHEDULE
10. SEE INTERIOR DESIGN FOR INTERIOR DETAILS AND FINISHES.
11. ALL EXTERIOR EXIT STAIRWAYS TO BE A MIN. OF 2-HR RATED WALL.
12. ALL SHAFTS AND CHASES TO BE A MIN. OF 2-HR RATED WALL. REFERENCE ENLARGED UNIT FLOOR PLAN
13. CORRIDOR WIDTH SHALL BE A MINIMUM OF 60" IN WIDTH PER C.B.C 11A.1119A.4 & 1138A.1.2 "WIDTH FOR TWO WHEELCHAIRS PASSING"

GROSS BUILDING AREA

1ST FLOOR	18,901 SQ. FT.
2ND FLOOR	17,799 SQ.FT.
3RD FLOOR	17,799 SQ.FT.
4TH FLOOR	17,799 SQ.FT.
TOTAL	72,298 SQ.FT.

EXIT PLAN LEGEND:

- EXIT SIGNAGE SEE G-501
- DENOTES START OF EXIT ACCESS TRAVEL DISTANCE PER CBC TABLE 1017.2
- DENOTES END OF COMMON PATH OF TRAVEL- TWO EXIT OPTIONS BECOME AVAILABLE PER CBC SECTION 1006
- DENOTES EXIT DISCHARGE AT PUBLIC WAY ON FIRST FLOOR
- INDICATES TACTILE EXIT SIGN
- DENOTES PATH OF TRAVEL PER CBC SECTION 1017
- TRAVEL DISTANCE TO EXIT DISCHARGE
- X'-X'/ 250'-0" — LENGTH OF MAX. TRAVEL DISTANCE TO EXIT DISCHARGE, C.B.C 1017.2
- 100 OCC — OCCUPANCY LOAD



AREA PLAN LEGEND:
- EXIT
- ROOMS
- EXIT ACCESS

GRAPHIC SCALE
0 10 20 30 40

NORTH

KEYNOTE LEGEND

Key Value	Keynote Text
14.03	Medical Emergency Service Elevator Per CBC Section 3002.4a
27.05	Two-way communication per CBC 1009.8.Directions for the use of two-way communication system shall be provided in accordance with CBC Section 1009.8.2
32.44	Directional Signage per CBC 1009.10
32.45	Star of Life Signage on both sides of hoistway door frame per CBC 3002.4

EGRESS PLAN LEVEL 2

SCALE 1" = 10'-0" | 1

MILLER
architecture
interiors
planning

1177 Idaho Street, Suite 200
Redlands, CA 92374
Phone: 909-335-7400
Fax: 909-335-7299
info@miller-aip.com

LICENSED ARCHITECT
GARY W. MILLER
No. C14635
REN. 9-30-25
STATE OF CALIFORNIA

owner approval

initials	date	phase

revisions/addenda

#	Date	Comment

NOT FOR BID OR CONSTRUCTION

LuxView Luxury Apartments
1600 ORANGE AVE
REDLANDS, CALIFORNIA 92373

LUXVIEW PROPERTIES
11230 Sorrento Valley Road, Suite 140, San Diego, CA 92121
TheLuxView.com | L@TheLuxView.com

project information

Project Number:	2000038.RA
Drawn By:	CwH
Checked By:	GWM
Issue Date:	4/24/23

sheet name
BUILDING S5 LEVEL 2 CODE PLAN

sheet number
GH-102

Sheet Of Sheets

PLANNING SUBMITTAL 4/15/2024

Z:\PROJECTS\2021 Projects\SD Homes Redlands II 2100098.RA\Drawings\Schematic Design\CAD\Building Models\BUILDING S5\BUILDING S5 R19.rvt

Redlands Regular Meeting of 10/01/24

© 2017 Miller Architectural Corporation

BUILDING EGRESS SIZING

LEVEL 1 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (85/2 STAIRWAYS PROVIDED) =
8.5" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 8.5" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

53" STAIRWAY 1 AND 48" STAIRWAY 2 PROVIDED > 44" REQUIRED PER STAIRWAY

LEVEL 2 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (85/2 STAIRWAYS PROVIDED) =
8.5" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 8.5" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

53" STAIRWAY 1 AND 48" STAIRWAY 2 PROVIDED > 44" REQUIRED PER STAIRWAY

LEVEL 3 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (85/2 STAIRWAYS PROVIDED) =
8.5" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 8.5" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

53" STAIRWAY 1 AND 48" STAIRWAY 2 PROVIDED > 44" REQUIRED PER STAIRWAY

LEVEL 4 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (85/2 STAIRWAYS PROVIDED) =
8.5" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 8.5" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

53" STAIRWAY 1 AND 48" STAIRWAY 2 PROVIDED > 44" REQUIRED PER STAIRWAY

LEVEL 1 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (85/2 EXIT ACCESS DOORS PROVIDED) =
6.375" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 6.375" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 1 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 2 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (85/2 EXIT ACCESS DOORS PROVIDED) =
6.375" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 6.375" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 2 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 3 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (85/2 EXIT ACCESS DOORS PROVIDED) =
6.375" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 6.375" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 3 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 4 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (85/2 EXIT ACCESS DOORS PROVIDED) =
6.375" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 6.375" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 4 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 1 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 85 OCCUPANTS =
12.75 MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 60" PROVIDED CORRIDOR WIDTH

LEVEL 2 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 85 OCCUPANTS =
12.75 MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 60" PROVIDED CORRIDOR WIDTH

LEVEL 3 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 85 OCCUPANTS =
12.75 MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 60" PROVIDED CORRIDOR WIDTH

LEVEL 4 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 85 OCCUPANTS =
12.75 MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 60" PROVIDED CORRIDOR WIDTH

NUMBER OF EXITS

LEVEL 1 NUMBER OF EXITS
TABLE 1006.3.2 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 1 OCCUPANT LOAD 85 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 1
2 EXITS PROVIDED TO EXIT FROM LEVEL 1

LEVEL 2 NUMBER OF EXITS
TABLE 1006.3.2 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 1 OCCUPANT LOAD 85 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 2
2 EXITS PROVIDED TO EXIT FROM LEVEL 2

LEVEL 3 NUMBER OF EXITS
TABLE 1006.3.2 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 1 OCCUPANT LOAD 85 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 3
2 EXITS PROVIDED TO EXIT FROM LEVEL 3

LEVEL 4 NUMBER OF EXITS
TABLE 1006.3.2 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 1 OCCUPANT LOAD 85 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 4
2 EXITS PROVIDED TO EXIT FROM LEVEL 4

EXIT ACCESS TRAVEL DISTANCE

PER IBC 202, EXIT ACCESS DEFINED AS THAT PORTION OF A MEANS OF EGRESS SYSTEM THAT LEADS FROM ANY OCCUPIED PORTION OF A BUILDING OR STRUCTURE TO AN EXIT.

PER IBC TABLE 1017.2, AN R2 OCCUPANCY THAT IS SPRINKLERED HAS AN EXIT ACCESS TRAVEL DISTANCE OF 250 FT. SINCE THE STAIRS ARE PART OF THE EXIT, THE EXIT ACCESS TRAVEL DISTANCE BELOW IS CALCULATED FROM THE MOST REMOTE POINT OF AN OCCUPIED ROOM TO AN EXIT DOOR, WHICH MARKS THE BEGINNING OF THE EXIT PORTION OF THE MEANS OF EGRESS SYSTEM.

LEVEL 1-4 EXIT ACCESS TRAVEL DISTANCE
ROOM A TO EXTERIOR EXIT STAIRWAY 1
160' PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

ROOM A TO EXTERIOR EXIT STAIRWAY 2
174' PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

ROOM A TO EXIT 3
175' PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

ROOM A TO EXIT 4
140' PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

COMMON PATH OF EGRESS TRAVEL DISTANCE

PER IBC 202, COMMON PATH OF EGRESS TRAVEL DISTANCE IS THAT PORTION OF EXIT ACCESS TRAVEL DISTANCE MEASURE FROM THE MOST REMOTE POINT OF EACH ROOM, AREA OR SPACE TO THAT POINT WHERE THE OCCUPANTS HAVE SEPARATE AND DISTINCT ACCESS TO TWO EXITS OR EXIT ACCESS DOORWAYS.

PER IBC TABLE 1006.2.1, AN R2 OCCUPANCY THAT IS SPRINKLERED HAS A MAXIMUM COMMON PATH OF TRAVEL DISTANCE OF 125'-0".

LEVEL 1-4 COMMON PATH OF TRAVEL DISTANCE
ROOM A COMMON PATH OF TRAVEL DISTANCE
45' PROVIDED < 125' COMMON PATH OF TRAVEL W/ SPRINKLER

ALL LIVING UNITS HAVE BETWEEN 41'-45' COMMON PATH OF TRAVEL DISTANCE. UNOCCUPIED SPACES HAVE EVEN LESS, THEREFORE MEETING CODE STANDARD.

EXIT SEPARATION DISTANCE

PER 1007.1 WHEN THERE ARE TWO EXIT ACCESS STAIRWAYS, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSON OF THE BUILDING OR AREA TO BE SERVED IN A STRAIGHT LINE BETWEEN THEM. IN EXCEPTION 2, WHERE THE AUTOMATIC SPRINKLER SYSTEM EXISTS THROUGHOUT, THE SEPARATION DISTANCE SHALL BE NO LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.

BETWEEN STAIR 1 AND 2

MAXIMUM DIAGONAL DISTANCE B:	253' - 6"
1/3 OF MAXIMUM DIAGONAL DISTANCE A :	84'-6" MIN. SEPARATION REQUIRED
SEPARATION PROVIDED DISTANCE A:	249' - 0" THEREFORE MEETS CODE STANDARD

BUILDING DATA

BUILDING DATA:

ZONING BUILDING HEIGHT :	52' - 0"
CODE BUILDING HEIGHT:	60' - 0"
ZONING NO. OF STORIES :	4
CODE NO. OF STORIES:	4
TYPE OF CONSTRUCTION :	VA
OCCUPANCY CLASSIFICATION :	LEVEL 1-4 ; R-2
BETWEEN DWELLING UNITS:	2-HOUR
STAIRWELL:	2-HOUR
SHAFTS IN UNITS(CBC 713.4):	2-HOUR
FLOORS:	1-HOUR
CORRIDORS:	1-HOUR
ROOF:	1-HOUR
AUTOMATIC FIRE SPRINKLER :	NFPA-13
ZONING DISTRICT :	EV2500
NATURE OF BUSINESS :	RESIDENTIAL APARTMENTS

ALLOWABLE AREA & FRONTAGE INCREASE DATA:

CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION
R2 – APARTMENT HOUSES

CHAPTER 5 BUILDING HEIGHTS & AREAS
BUILDING HEIGHT 504.3
R2 – SM, TYPE VA, 70' MAX ALLOWABLE HEIGHT

NUMBER OF STORIES 504.4
R2 – S4 STORIES

BUILDING AREA 506.2
R2-SM = 36,000 SQFT
NS = 12,000 SQFT

TYPICAL FLOOR BUILDING AREA

EXTERIOR EXIT STAIRWAY 1	876 SQFT
EXTERIOR EXIT STAIRWAY 2	195 SQFT
CORRIDOR	1,644 SQFT
R2 - AREA 1	4,987 SQFT
R2 - AREA 2	803 SQFT
R2 - AREA 3	7,705 SQFT
R2 - AREA 4	785 SQFT
GROSS BLDG. AREA PER FLOOR	16,995 SQFT

CHAPTER 6 – CONSTRUCTION TYPE
TABLE 601 FIRE RESISTANCE RATING
PRIMARY STRUCTURAL FRAME – 1 HR FIRE RATED
EXTERIOR, INTERIOR, FLOOR CONSTRUCTION ROOF CONSTRUCTION – 1 HR
NON BEARING WALLS AND PARTITIONS – 0 HR RATED

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
RESIDENTIAL = 200 GROSS

BUILDING OCCUPANT LOAD DATA:
LEVEL 1
R-2 OCCUPANCY GROUP: 16,995 SQ. FT. / 200 GROSS = 85 OCCUPANTS

LEVEL 2
R-2 OCCUPANCY GROUP: 16,995 SQ. FT. / 200 GROSS = 85 OCCUPANTS

LEVEL 3
R-2 OCCUPANCY GROUP: 16,995 SQ. FT. / 200 GROSS = 85 OCCUPANTS

LEVEL 4
R-2 OCCUPANCY GROUP: 16,995 SQ. FT. / 200 GROSS = 85 OCCUPANTS

85 + 85 + 85 + 85 = 340
TOTAL BUILDING OCCUPANCY LOAD: 340 OCCUPANTS

GENERAL NOTES

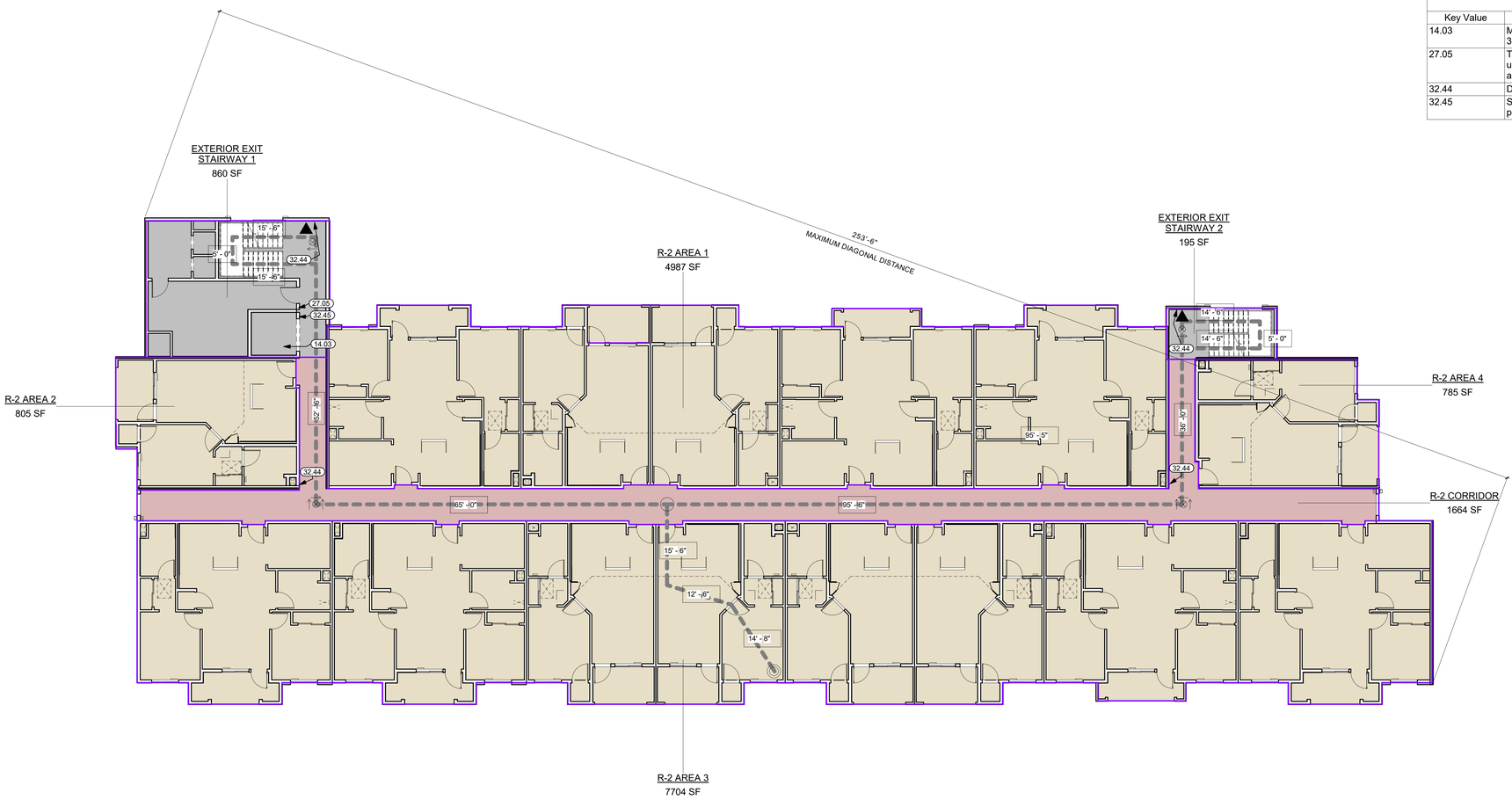
1. DIMENSION LEGEND:
   - F.O.S. INDICATES FACE OF STUD
   - F.O.F. INDICATES FACE OF FINISH
   - CL P/W INDICATES CENTER OF PARTY WALL
   - F.E.C. INDICATES FIRE EXTINGUISHER CABINET
2. ALL DIMENSION TO F.O.S. UNLESS NOTES OTHERWISE
3. REFER TO ENLARGED UNIT FLOOR PLANS FOR ADDITIONAL INFORMATION, DIMENSIONS, ETC. SHEETS **A-400 TO A-409**.
4. SEE SHEET **G-008.5** FOR FLOOR ASSEMBLY.
5. SEE SHEET **G-501** AND **G-502** FOR ACCESSIBILITY REQUIREMENTS.
6. SEE ENLARGE PLANS FOR CEILINGS HEIGHTS AND FLOOR TRANSITIONS. SHEETS **A-400 TO A-409**.
7. SEE SHEET **AH-601** FOR DOOR SCHEDULE
8. SEE SHEET **AH-602** FOR WINDOW SCHEDULE
9. SEE SHEET **AH-603** FOR FINISH SCHEDULE
10. SEE INTERIOR DESIGN FOR INTERIOR DETAILS AND FINISHES.
11. ALL EXTERIOR EXIT STAIRWAYS TO BE A MIN. OF 2-HR RATED WALL.
12. ALL SHAFTS AND CHASES TO BE A MIN. OF 2-HR RATED WALL. REFERENCE ENLARGED UNIT FLOOR PLAN
13. CORRIDOR WIDTH SHALL BE A MINIMUM OF 60" IN WIDTH PER C.B.C 11A 1119A.4 & 1138A.1.2 "WIDTH FOR TWO WHEELCHAIRS PASSING"

GROSS BUILDING AREA

1ST FLOOR	18,901 SQ. FT.
2ND FLOOR	17,799 SQ.FT.
3RD FLOOR	17,799 SQ.FT.
4TH FLOOR	17,799 SQ.FT.
TOTAL	72,298 SQ.FT.

EXIT PLAN LEGEND:

- EXIT SIGNAGE SEE G-501
- DENOTES START OF EXIT ACCESS TRAVEL DISTANCE PER CBC TABLE 1017.2
- DENOTES END OF COMMON PATH OF TRAVEL- TWO EXIT OPTIONS BECOME AVAILABLE PER CBC SECTION 1006
- DENOTES EXIT DISCHARGE AT PUBLIC WAY ON FIRST FLOOR
- INDICATES TACTILE EXIT SIGN
- DENOTES PATH OF TRAVEL PER CBC SECTION 1017
- TRAVEL DISTANCE TO EXIT DISCHARGE
- X'-X'/ 250'-0" — LENGTH OF MAX. TRAVEL DISTANCE TO EXIT DISCHARGE, C.B.C 1017.2
- 100 OCC. — OCCUPANCY LOAD



AREA PLAN LEGEND:

- EXIT
- ROOMS
- EXIT ACCESS

GRAPHIC SCALE
0 10 20 30 40

NORTH

KEYNOTE LEGEND

Key Value	Keynote Text
14.03	Medical Emergency Service Elevator Per CBC Section 3002.4a
27.05	Two-way communication per CBC 1009.8.Directions for the use of two-way communication system shall be provided in accordance with CBC Section 1009.8.2
32.44	Directional Signage per CBC 1009.10
32.45	Star of Life Signage on both sides of hoistway door frame per CBC 3002.4

EGRESS PLAN LEVEL 3

SCALE 1" = 10'-0" | 1

MILLER
architecture
interiors
planning

1177 Idaho Street, Suite 200
Redlands, CA 92374
Phone: 909-335-7400
Fax: 909-335-7299
info@miller-aip.com

LICENSED ARCHITECT
GARY W. MILLER
No. C14635
REN. 9-30-25
STATE OF CALIFORNIA

owner approval

initials	date	phase

revisions/addenda

#	Date	Comment

NOT FOR BID OR CONSTRUCTION

LuxView Luxury Apartments
1600 ORANGE AVE
REDLANDS, CALIFORNIA 92373

LUXVIEW PROPERTIES
11230 Sorrento Valley Road, Suite 140, San Diego, CA 92121
TheLuxView.com | L@TheLuxView.com

project information

Project Number:	2000038.RA
Drawn By:	CwH
Checked By:	GWM
Issue Date:	4/24/23

sheet name
BUILDING S5 LEVEL 3 CODE PLAN

sheet number
GH-103

Sheet Of Sheets

PLANNING SUBMITTAL 4/15/2024

Z:\PROJECTS\2021 Projects\SD Homes Redlands II 2100098.RA\Drawings\Schematic Design\CAD\Building Models\BUILDING S5\BUILDING S5 R19.rvt

© 2017 Miller Architectural Corporation

BUILDING EGRESS SIZING

LEVEL 1 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (85/2 STAIRWAYS PROVIDED) =
8.5" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 8.5" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

53" STAIRWAY 1 AND 48" STAIRWAY 2 PROVIDED > 44" REQUIRED PER STAIRWAY

LEVEL 2 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (85/2 STAIRWAYS PROVIDED) =
8.5" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 8.5" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

53" STAIRWAY 1 AND 48" STAIRWAY 2 PROVIDED > 44" REQUIRED PER STAIRWAY

LEVEL 3 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (85/2 STAIRWAYS PROVIDED) =
8.5" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 8.5" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

53" STAIRWAY 1 AND 48" STAIRWAY 2 PROVIDED > 44" REQUIRED PER STAIRWAY

LEVEL 4 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 X (85/2 STAIRWAYS PROVIDED) =
8.5" MIN. STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 8.5" THEREFORE
44" MINIMUM WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-4 HAVE AUTOMATIC SPRINKLER SYSTEM

53" STAIRWAY 1 AND 48" STAIRWAY 2 PROVIDED > 44" REQUIRED PER STAIRWAY

LEVEL 1 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (85/2 EXIT ACCESS DOORS PROVIDED) =
6.375" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 6.375" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 1 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 2 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (85/2 EXIT ACCESS DOORS PROVIDED) =
6.375" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 6.375" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 2 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 3 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (85/2 EXIT ACCESS DOORS PROVIDED) =
6.375" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 6.375" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 3 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 4 EXIT ACCESS DOOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X (85/2 EXIT ACCESS DOORS PROVIDED) =
6.375" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN. REQUIRED PER EXIT ACCESS DOOR > 6.375" THEREFORE
32" MIN. WIDTH PER EXIT ACCESS DOOR REQUIRED

NO EXIT ACCESS DOORS PROVIDED ON LEVEL 4 BECAUSE ALREADY PROVIDING 2-HOUR STAIRWELL PER CODE.

LEVEL 1 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 85 OCCUPANTS =
12.75 MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 60" PROVIDED CORRIDOR WIDTH

LEVEL 2 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 85 OCCUPANTS =
12.75 MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 60" PROVIDED CORRIDOR WIDTH

LEVEL 3 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 85 OCCUPANTS =
12.75 MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 60" PROVIDED CORRIDOR WIDTH

LEVEL 4 CORRIDOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR X OCCUPANT LOAD = 0.15 X 85 OCCUPANTS =
12.75 MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 60" PROVIDED CORRIDOR WIDTH

NUMBER OF EXITS

LEVEL 1 NUMBER OF EXITS
TABLE 1006.3.2 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 1 OCCUPANT LOAD 85 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 1
2 EXITS PROVIDED TO EXIT FROM LEVEL 1

LEVEL 2 NUMBER OF EXITS
TABLE 1006.3.2 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 1 OCCUPANT LOAD 85 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 2
2 EXITS PROVIDED TO EXIT FROM LEVEL 2

LEVEL 3 NUMBER OF EXITS
TABLE 1006.3.2 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 1 OCCUPANT LOAD 85 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 3
2 EXITS PROVIDED TO EXIT FROM LEVEL 3

LEVEL 4 NUMBER OF EXITS
TABLE 1006.3.2 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 1 OCCUPANT LOAD 85 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 4
2 EXITS PROVIDED TO EXIT FROM LEVEL 4

EXIT ACCESS TRAVEL DISTANCE

PER IBC 202, EXIT ACCESS DEFINED AS THAT PORTION OF A MEANS OF EGRESS SYSTEM THAT LEADS FROM ANY OCCUPIED PORTION OF A BUILDING OR STRUCTURE TO AN EXIT.

PER IBC TABLE 1017.2, AN R2 OCCUPANCY THAT IS SPRINKLERED HAS AN EXIT ACCESS TRAVEL DISTANCE OF 250 FT. SINCE THE STAIRS ARE PART OF THE EXIT, THE EXIT ACCESS TRAVEL DISTANCE BELOW IS CALCULATED FROM THE MOST REMOTE POINT OF AN OCCUPIED ROOM TO AN EXIT DOOR, WHICH MARKS THE BEGINNING OF THE EXIT PORTION OF THE MEANS OF EGRESS SYSTEM.

LEVEL 1-4 EXIT ACCESS TRAVEL DISTANCE
ROOM A TO EXTERIOR EXIT STAIRWAY 1
167' PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

ROOM A TO EXTERIOR EXIT STAIRWAY 2
174' PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

ROOM A TO EXIT 3
175' PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

ROOM A TO EXIT 4
140' PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

COMMON PATH OF EGRESS TRAVEL DISTANCE

PER IBC 202, COMMON PATH OF EGRESS TRAVEL DISTANCE IS THAT PORTION OF EXIT ACCESS TRAVEL DISTANCE MEASURE FROM THE MOST REMOTE POINT OF EACH ROOM, AREA OR SPACE TO THAT POINT WHERE THE OCCUPANTS HAVE SEPARATE AND DISTINCT ACCESS TO TWO EXITS OR EXIT ACCESS DOORWAYS.

PER IBC TABLE 1006.2.1, AN R2 OCCUPANCY THAT IS SPRINKLERED HAS A MAXIMUM COMMON PATH OF TRAVEL DISTANCE OF 125'-0".

LEVEL 1-4 COMMON PATH OF TRAVEL DISTANCE
ROOM A COMMON PATH OF TRAVEL DISTANCE
45' PROVIDED < 125' COMMON PATH OF TRAVEL W/ SPRINKLER

ALL LIVING UNITS HAVE BETWEEN 41'-45' COMMON PATH OF TRAVEL DISTANCE. UNOCCUPIED SPACES HAVE EVEN LESS, THEREFORE MEETING CODE STANDARD.

EXIT SEPARATION DISTANCE

PER 1007.1 WHEN THERE ARE TWO EXIT ACCESS STAIRWAYS, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSON OF THE BUILDING OR AREA TO BE SERVED IN A STRAIGHT LINE BETWEEN THEM. IN EXCEPTION 2, WHERE THE AUTOMATIC SPRINKLER SYSTEM EXISTS THROUGHOUT, THE SEPARATION DISTANCE SHALL BE NO LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.

BETWEEN STAIR 1 AND 2	
MAXIMUM DIAGONAL DISTANCE B:	253' - 6"
1/3 OF MAXIMUM DIAGONAL DISTANCE A :	84'-6" MIN. SEPARATION REQUIRED
SEPARATION PROVIDED DISTANCE A:	249' - 0" THEREFORE MEETS CODE STANDARD

BUILDING DATA

BUILDING DATA:

ZONING BUILDING HEIGHT :	52' - 0"
CODE BUILDING HEIGHT:	60' - 0"
ZONING NO. OF STORIES :	4
CODE NO. OF STORIES:	4
TYPE OF CONSTRUCTION :	VA
OCCUPANCY CLASSIFICATION :	LEVEL 1-4 : R-2
BETWEEN DWELLING UNITS:	2-HOUR
STAIRWELL:	2-HOUR
SHAFTS IN UNITS(CBC 713.4):	2-HOUR
FLOORS:	1-HOUR
CORRIDORS:	1-HOUR
ROOF:	1-HOUR
AUTOMATIC FIRE SPRINKLER :	NFPA-13
ZONING DISTRICT :	EV2500
NATURE OF BUSINESS :	RESIDENTIAL APARTMENTS

ALLOWABLE AREA & FRONTAGE INCREASE DATA:

CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION
R2 – APARTMENT HOUSES

CHAPTER 5 BUILDING HEIGHTS & AREAS
BUILDING HEIGHT 504.3
R2 – SM, TYPE VA, 70' MAX ALLOWABLE HEIGHT

NUMBER OF STORIES 504.4
R2 – S 4 STORIES

BUILDING AREA 506.2
R2-SM = 36,000 SQFT
NS = 12,000 SQFT

TYPICAL FLOOR BUILDING AREA

EXTERIOR EXIT STAIRWAY 1	876 SQFT
EXTERIOR EXIT STAIRWAY 2	195 SQFT
CORRIDOR	1,644 SQFT
R2 - AREA 1	4,987 SQFT
R2 - AREA 2	803 SQFT
R2 - AREA 3	7,705 SQFT
R2 - AREA 4	785 SQFT
GROSS BLDG. AREA PER FLOOR	16,995 SQFT

CHAPTER 6 – CONSTRUCTION TYPE
TABLE 601 FIRE RESISTANCE RATING
PRIMARY STRUCTURAL FRAME – 1 HR FIRE RATED
EXTERIOR, INTERIOR, FLOOR CONSTRUCTION ROOF CONSTRUCTION – 1 HR
NON BEARING WALLS AND PARTITIONS – 0 HR RATED

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
RESIDENTIAL = 200 GROSS

BUILDING OCCUPANT LOAD DATA:
LEVEL 1
R-2 OCCUPANCY GROUP: 16,995 SQ. FT. / 200 GROSS = 85 OCCUPANTS

LEVEL 2
R-2 OCCUPANCY GROUP: 16,995 SQ. FT. / 200 GROSS = 85 OCCUPANTS

LEVEL 3
R-2 OCCUPANCY GROUP: 16,995 SQ. FT. / 200 GROSS = 85 OCCUPANTS

LEVEL 4
R-2 OCCUPANCY GROUP: 16,995 SQ. FT. / 200 GROSS = 85 OCCUPANTS

85 + 85 + 85 + 85 = 340
TOTAL BUILDING OCCUPANCY LOAD: 340 OCCUPANTS

GENERAL NOTES

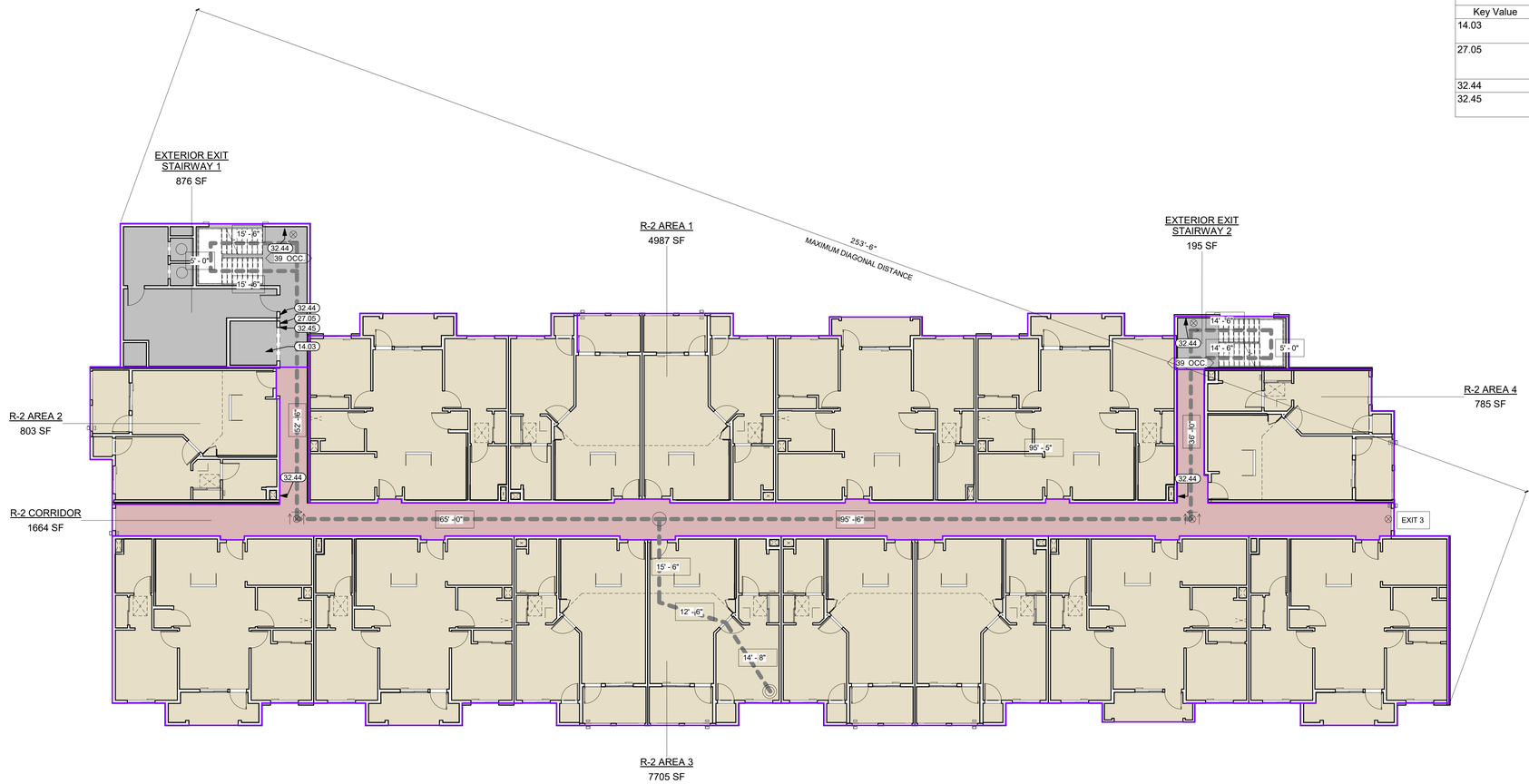
1. DIMENSION LEGEND:
   - F.O.S. INDICATES FACE OF STUD
   - F.O.F. INDICATES FACE OF FINISH
   - CL P/W INDICATES CENTER OF PARTY WALL
   - F.E.C. INDICATES FIRE EXTINGUISHER CABINET
2. ALL DIMENSION TO F.O.S. UNLESS NOTES OTHERWISE
3. REFER TO ENLARGED UNIT FLOOR PLANS FOR ADDITIONAL INFORMATION, DIMENSIONS, ETC. SHEETS **A-400 TO A-409**.
4. SEE SHEET **G-008.5** FOR FLOOR ASSEMBLY
5. SEE SHEET **G-501** AND **G-502** FOR ACCESSIBILITY REQUIREMENTS.
6. SEE ENLARGE PLANS FOR CEILINGS HEIGHTS AND FLOOR TRANSITIONS. SHEETS **A-400 TO A-409**.
7. SEE SHEET **AH-601** FOR DOOR SCHEDULE
8. SEE SHEET **AH-602** FOR WINDOW SCHEDULE
9. SEE SHEET **AH-603** FOR FINISH SCHEDULE
10. SEE INTERIOR DESIGN FOR INTERIOR DETAILS AND FINISHES.
11. ALL EXTERIOR EXIT STAIRWAYS TO BE A MIN. OF 2-HR RATED WALL.
12. ALL SHAFTS AND CHASES TO BE A MIN. OF 2-HR RATED WALL. REFERENCE ENLARGED UNIT FLOOR PLAN
13. CORRIDOR WIDTH SHALL BE A MINIMUM OF 60" IN WIDTH PER C.B.C 11A 1119A.4 & 1138A.1.2 "WIDTH FOR TWO WHEELCHAIRS PASSING"

GROSS BUILDING AREA

1ST FLOOR	18,901 SQ. FT.
2ND FLOOR	17,799 SQ.FT.
3RD FLOOR	17,799 SQ.FT.
4TH FLOOR	17,799 SQ.FT.
TOTAL	72,298 SQ.FT.

EXIT PLAN LEGEND:

- EXIT SIGNAGE SEE G-501
- DENOTES START OF EXIT ACCESS TRAVEL DISTANCE PER CBC TABLE 1017.2
- DENOTES END OF COMMON PATH OF TRAVEL- TWO EXIT OPTIONS BECOME AVAILABLE PER CBC SECTION 1006
- DENOTES EXIT DISCHARGE AT PUBLIC WAY ON FIRST FLOOR
- INDICATES TACTILE EXIT SIGN
- DENOTES PATH OF TRAVEL PER CBC SECTION 1017
- TRAVEL DISTANCE TO EXIT DISCHARGE
- X'-X'' 250'-0" — LENGTH OF MAX. TRAVEL DISTANCE TO EXIT DISCHARGE, C.B.C 1017.2
- 100 OCC — OCCUPANCY LOAD



AREA PLAN LEGEND:
- EXIT
- ROOMS
- EXIT ACCESS

GRAPHIC SCALE
0 10 20 30 40

NORTH

KEYNOTE LEGEND

Key Value	Keynote Text
14.03	Medical Emergency Service Elevator Per CBC Section 3002.4a
27.05	Two-way communication per CBC 1009.8.Directions for the use of two-way communication system shall be provided in accordance with CBC Section 1009.8.2
32.44	Directional Signage per CBC 1009.10
32.45	Star of Life Signage on both sides of hoistway door frame per CBC 3002.4

MILLER
architecture
interiors
planning

1177 Idaho Street, Suite 200
Redlands, CA 92374
Phone: 909-335-7400
Fax: 909-335-7299
info@miller-aip.com

LICENSED ARCHITECT
GARY W. MILLER
No. 614635
REN. 9-30-25
STATE OF CALIFORNIA

owner approval

initials	date	phase

revisions/addenda

#	Date	Comment

NOT FOR BID OR CONSTRUCTION

LuxView Luxury Apartments
1600 ORANGE AVE
REDLANDS, CALIFORNIA 92373

LUXVIEW PROPERTIES
11230 Sorrento Valley Road, Suite 140, San Diego, CA 92121
TheLuxView.com | I_@TheLuxView.com

project information

Project Number:	2000038.RA
Drawn By:	CwH
Checked By:	GWM
Issue Date:	4/24/23

sheet name
BUILDING S5 LEVEL 4 CODE PLAN

sheet number
GH-104

Sheet Of Sheets

EGRESS PLAN LEVEL 4

SCALE 1" = 10'-0" | 1

Z:\PROJECTS\2021 Projects\SD Homes Redlands II 2100098.RAD\drawings\Schematic Design\CAD\Building Models\BUILDING S5\BUILDING S5 R19.rvt

PLANNING SUBMITTAL 4/15/2024

MULTIPLE-FAMILY RESIDENTIAL EV/2500RM

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES ?
Lot Area EV.3.0425(a)	12,000 sq. ft. minimum	3.2 acres	Yes
Lot Width EV.3.0425(b)(1)	100 ft. minimum	326’	Yes
Lot Depth EV.3.0425(b)(2)	120 ft. minimum	436	**Yes**
Density EV.3.0425(c)	Minimum 2,500 sq. ft. per Dwelling Unit. Not to exceed 15 units per gross acre.	22.5 units per acre	Yes, based on State Density Bonus Law
Lot Coverage EV.3.0425(d)	Maximum 45% of the lot area	27%	Yes
Structure Height EV.3.0425(e)	3 stories maximum	Four stories	Yes, with concessions and incentives based on State Density Bonus Law
Front Yard & Street Side Yard EV.3.0425(f)	25 feet minimum (35 feet for a 3-story building)	S3 = 9’10” * S4 = 150’ S5 = 304’	Yes, with development standard waivers as allowed by State Density Bonus Law
Side Yard EV.3.0425(f)	10 feet minimum (add 5 feet for each story above first)	**East** S3 = 28’ S4 = 194’ S5 = 56’ **West** S3 = 62’ S4 = 25’ S5 = 26’	Yes
Rear Yard EV.3.0425(f)	25 feet minimum	S3 = 212’ S4 = 196’ S5 = 21’ *	Yes, with development standard waivers as allowed by State Density Bonus Law
Interior Yards & Courts for Grouped Dwellings EV3.0425(g)	See EV3.0325(g). Multi-family: *Buildings may have multiple fronts based on main entry* A) Two-story buildings: - Front = 30 ft. min. - Side = 15 ft. min. - Rear = 20 ft. min. * The yard standards of this subsection may be modified by the PC where it can be demonstrated that the modifications(s) will improve the project in terms of more usable open space, aesthetic appearance, and living environment, except that no main buildings or main building & accessory building shall be closer than 20 ft.	S3 F to S4 R (N/S) = 50’ required, 66’ provided S3 R to S4 F (E/W) = 50 Required, 30’11” provided S3 F to S5 F = 86’ required due to drive aisle, 116’ provided S4 F to S5 F = 86’ required due to drive aisle provided 77’7”	Yes, with modification as allowed by the PC or waiver as allowed by State Density Bonus Law.

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES ?
	B) Where a driveway is included in the space between buildings, the total distance between buildings shall be increased by the width of the driveway. * See exceptions in paragraph EV3.025(g)(2)(b)		
Common Outdoor Living Space EV3.0325(h)(1)(A)	- 1 sq. ft. of outdoor living area for each 3 sq. ft. GFA of dwelling units. Total GFA: 451,681 / 3 = 150,560 sq. ft. - Min. area of 2,000 sq. ft. - Min. dimensions of 20 ft. - Minimum of 30% must be landscaped. - May include pools, putting greens, and similar facilities. - See EV3.0325(h)(1)(A) *Minimum requirement: 150,560 sq. ft.* *Minimum landscaping: 45,168 sq. ft.*	Outdoor space provided: 55,873sf Landscaped Common Outdoor Space: 11,180sf	Yes, with modification as allowed by the PC or waiver as allowed by State Density Bonus Law.
Private Outdoor Living Space EV3.0325(h)(1)(B)	- Units on ground floor: Min. 150 sq. ft. - Min. Dimensions of 10 ft. - Shall be contiguous to the unit served. - Patios, balconies, and recessed areas adjacent to public right-of-way shall be enclosed at least 3 ft. high on all sides. - No patio enclosure over 3 ft. high may extend into the required Front Yard. - Shall be accessible to the occupants of the dwelling units. -	All ground floor units have 150 square-foot patios	Yes
Other Site Landscape Provisions EV4.0260	- Min. of 35% for residential uses. Required = 290,602 sf	Provided = 227,551 sf 27.4% of project area	Yes, with development standard waivers as allowed by State Density Bonus Law
Trash Storage Area EV4.0425(i)	Located to the rear of the required Front Yard area. Completely enclosed and screened from view by solid masonry walls.	Located within each building	Yes
Parking Standards EV4.0205	•Dimensions: 9 ft. wide by 19 ft. deep (min.). •Min. aisle widths – 90-degree: 26 ft. •Stall depths may be reduced 1 ft. where adjacent to a 6'0" or wider sidewalk -or- a landscape planter with an interior diameter of 5'0" or more.		
Site Lighting EV4.0215	•Parking & driveway lighting: 0.5 foot-candle minimum uniform illumination. •Parking lot fixtures/poles: 30 ft. high maximum. •Lighting required for: pedestrian walkways & plazas; building entries, driveway entries, and parking areas' hazardous locations such as stairways & grade changes. •All light fixtures shall be concealed source fixtures. •Security lighting shall be shielded. •Exterior wall-mounted flood lights are prohibited. •Lighting of building faces is permitted. •Walkway fixtures: 12 ft. high maximum. •Prevent excessive light spillage over property lines.	Project lighting details are not provided.	Yes, with conditions of approval.

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES ?
	•All illuminated signs shall be internally lit.		
Rooftop Treatment EV4.0240(f)	Screen rooftop equipment. Parapet walls or rooftop wells. Ducts, fans, vents shall be painted to match roof color. Reflective features should be placed to prevent glare and obstruction of views from surrounding uses/structures. Rooftop radio, TV, microwave antennas are prohibited unless approved by PC.	All rooftop equipment is screened by pitch rooftops and parapets.	Yes
Mechanical Equipment	All heating, ventilating and air conditioning equipment, including ducts, meters, plumbing lines and tanks, shall be architecturally screened from public view.	All rooftop equipment is screened by pitch rooftops and parapets	Yes
Screening, Fences, and Walls EV4.0235	- Solid Fences & Walls: 6 ft. high max. on Side & Rear property lines; 3 ft. high max. in required Front Yard. - Open Fences: 4 ft. high max. in required Front Yard area. - No fence, wall, or landscape within Corner Cut-Off Area. - All loading areas, mechanical equipment, outside storage, refuse areas, or other uses shall be screened if located within 70 ft. of a front property line. - See section EV4.0235 for exceptions to fence/wall height & location.	Fences are proposed to be a maximum of 6 feet tall surrounding the project.	Yes



PLANT SCHEDULE ALL

SYMBOL	QTY	SIZE	WUCOLS	BOTANICAL NAME	COMMON NAME
TREES					
	44	15 GAL	LOW	EUCALYPTUS CITRIODORA	LEMON SCENTED GUM
	7	24" BOX	LOW	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER LOCUST
	13	36" BOX	MOD	JACARANDA MIMOSIFOLIA NATURAL MULTI-STEM-MIN. 3 TRUNKS	JACARANDA
	17	15 GAL	LOW	LAGERSTROEMIA INDICA X.I 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE
	46	24" BOX	LOW	LOPHOSTEMON CONFERTUS	BRISBANE BOX
	16	24" BOX	MOD	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LOW BRANCHED	DWARF SOUTHERN MAGNOLIA
	2	15 GAL	MOD	PLATANUS X ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE
		12' BTH	MOD	SYAGRUS ROMANZOFFIANA	QUEEN PALM
		5' BTH	LOW	TRACHYCARPUS FORTUNEI	WINDMILL PALM
SYMBOL	QTY	SIZE	WULCOS	BOTANICAL NAME	COMMON NAME
SHRUBS					
	75	5 GAL.	LOW	BOUGAINVILLEA BRASILIENSIS 'RASPBERRY ICE'	RASPBERRY ICE BOUGAINVILLEA
	129	5 GAL.	MOD	CALLISTEMON V. 'BETTER JOHN'	DWARF BOTTLEBRUSH
	200	5 GAL.	LOW	CRASSULA ARBORESCENS SUBSP. UNDULATIFOLIA	RIPPLE SILVER DOLLAR JADE
	10	5 GAL.	LOW	JUNIPERUS SCOPULORUM 'BLUE ARROW'	BLUE ARROW JUNIPER
	76	5 GAL.	LOW	LANTANA X 'NEW GOLD'	NEW GOLD LANTANA
	86	5 GAL.	LOW	LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE
	93	5 GAL.	MOD	PITTOSPORUM TOBIRA 'TURNER'S VARIEGATED DWARF'	VARIEGATED DWARF PITTOSPORUM
GRASSES					
	163	5 GAL.	LOW	DIETES X 'LEMON DROP'	FORTNIGHT LILY
	272	1 GAL.	MOD	HEMEROCALLIS HYBRIDS	DAYLILY-MIXED COLORS-EVERGREEN VARIETIES
	55	1 GAL.	LOW	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE BLUE RYE
	72	1 GAL.	LOW	LOMANDRA LONGIFOLIA 'BREEZE' TM	BREEZE MAT RUSH
SHRUB COVER					
	81	1 GAL.	MODERATE	COTONEASTER DAMMERI 'LOWFAST'	LOWFAST BEARBERRY COTONEASTER
	171	5 GAL.	LOW	JUNIPERUS HORIZONTALIS 'BLUE RUG'	BLUE RUG JUNIPER
	44	1 GAL.	LOW	LANTANA MONTEVIDENSIS 'LAVENDER'	LAVENDER LANTANA
	73	1 GAL.	LOW	LANTANA X 'SPREADING ORANGE'	ORANGE LANTANA
	51	1 GAL.	LOW	ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY
VINE/ESPALIER					
	54	5 GAL.	LOW	CAMPSIS RADICANS 'ATOMIC RED'	TRUMPET VINE
	8	5 GAL.	LOW	MACFADYENA UNGUIS-CATI	YELLOW TRUMPET VINE
SYMBOL	QTY	SIZE	WUCOLS	BOTANICAL NAME	COMMON NAME
GROUND COVERS					
	446 SF	SOD	HIGH	LAWN AREA SOD	MARATHON FESCUE
	350 SF	---		PUTTING GREEN SYNTHETIC TURF SEE GENERAL NOTES 01-06 THIS SHEET	
	30,397 SF	---		RECYCLED WOOD MULCH WALK-ON-CHIPS FROM EARTHWORKS (NOT SHOWN) 3" DEEP LAYER IN ALL SHRUB AREAS	
	1,048	FLAT	MOD	TRACHELOSPERMUM JASMINOIDES PLANT FROM FLATS AT 18" O.C./ 1" DEEP MULCH	STAR JASMINE

North

20 0 20 40 60

Scale 1" = 20'

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE
811
TWO WORKING DAYS BEFORE YOU DIG

REGISTERED LANDSCAPE ARCHITECT
SHAWN T. BURGESS
10/24
4/9/24
2725
STATE OF CALIFORNIA

15 SOUTH 5TH STREET
REDLANDS, CALIFORNIA 92373
PH (909) 798.7490 FAX (909) 307.8205
CA LIC. NO. 2725 NV LIC. NO. 466
LANDSCAPE ARCHITECTS, INC
LANDSCAPE ARCHITECTURE IRRIGATION CONSULTANTS WATER FEATURE DESIGNS
LOW VOLTAGE LIGHTING

CONCEPTUAL LANDSCAPE PLAN

LUXVIEW VENUE II
LUXVIEW 328 LUXURY APARTMENTS
TRACT No. 20244
ORANGE AVENUE
REDLANDS, CA 92373

REVISIONS

DRAWN BY	CAD
DESIGNED BY	CR
CHECKED BY	STB
DATE	4/9/24
JOB NO.	22-588
SCALE	1"=20'
SHEET	LP-1
	OF 8 SHEETS

STB LANDSCAPE ARCHITECTS, INC. RESERVES ITS COMMON LAW COPYRIGHT TO THE CONTENT AND USE OF THESE DRAWINGS OR PLANS. NO PORTION OF THESE DRAWINGS ARE TO BE REPRODUCED, CHANGED, OR COPIED WITHOUT THE EXPRESS WRITTEN PERMISSION OF STB LANDSCAPE ARCHITECTS

© 2017 Miller Architectural Corporation



South

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



North

SCALE 1/8" = 1'-0" | 2

Keynote Legend

Key Value	Keynote Text
05.02	42" High Metal Guardrail - See Detail 16/A-503
05.03	Decorative Railing - See Detail 5/A-503
05.10	36" High Metal Handrail - See Detail 7/A-503
06.36	Decorative Corbels
07.03	Tile Roofing - See Specifications
07.34	Stucco Integral Color See Specification
07.43	Metal Flashing
09.45	Shaped Foam Trim w/ Stucco Finish Profile "S" See Detail 12/A503"
09.47	Shaped Foam Trim w/ Stucco Finish Profile "U" See Detail 12/A503"
09.51	Shaped Foam Trim w/ Stucco Finish Profile "Y" See Detail 12/A503"
23.16	Dryer Vent through wall
26.23	Wall Sconce light fixture

FINISH SCHEDULE1

KEYNOTES	MANUFACTURER	COLOR
A	LAHABRA CEMENT PLASTER	CRYSTAL WHITE 50 (79) BASE 100 FINISH 20/30 FLOAT
B	DUNN EDWARDS	DE603 "ESSENTIAL BROWN"
C	BORAL - BARCALONA "S" TILE	SMOKEY TOPAZ BLEND
D	PPG - IDEASCAPE GLAZING	"CLEAR" SOLARBAN 60
E	KAWANEER - STOREFRONT TRIFAB FRAMING SYSTEM	ANNODIZED ALUMINUM

MILLER
architecture
interiors
planning

1177 Idaho Street, Suite 200
Redlands, CA 92374
Phone: 909-335-7400
Fax: 909-335-7299
info@miller-aip.com

LICENSED ARCHITECT
GARY W. MILLER
No. C14635
REN. 9-30-25
STATE OF CALIFORNIA

owner approval

initials	date	phase

revisions/addenda

#	Date	Comment

LUXVIEW LUXURY APARTMENTS
1600 ORANGE AVE
REDLANDS, CALIFORNIA 92373

LUXVIEW PROPERTIES
11230 Sorrento Valley Road, Suite 140, San Diego, CA 92121
TheLuxView.com | L@TheLuxView.com

project information

Project Number:	2000038.RA
Drawn By:	Author
Checked By:	GWM
Issue Date:	08/09/23

sheet name

BUILDING S3
EXTERIOR
ELEVATIONS

sheet number

AF-201

Sheet Of Sheets

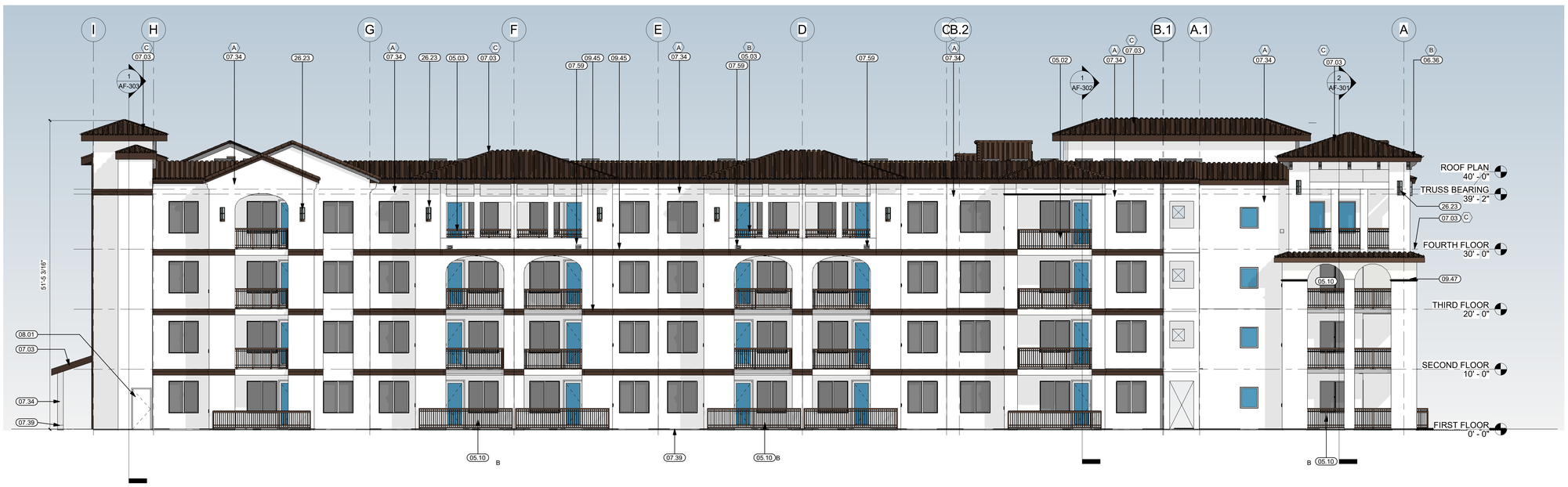
Z:\PROJECTS\2021 Projects\SD Homes Redlands II 2100098.RA\Drawings\Schematic Design\CAD\Building Models\BUILDING S3\BUILDING S3 R19_SH.rvt

© 2017 Miller Architectural Corporation



West

SCALE 1/8" = 1'-0" | 2



East

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

Keynote Legend

Key Value	Keynote Text
05.02	42" High Metal Guardrail - See Detail 16/A-503
05.03	Decorative Railing - See Detail 5/A-503
05.10	36" High Metal Handrail - See Detail 7/A-503
06.36	Decorative Corbels
07.03	Tile Roofing - See Specifications
07.34	Stucco Integral Color See Specification
07.39	Weep Screed
07.59	G.I. Scupper
08.01	Hollow Metal Door & Metal Frame
09.45	Shaped Foam Trim w/ Stucco Finish Profile "S" See Detail 12/A503"
09.47	Shaped Foam Trim w/ Stucco Finish Profile "U" See Detail 12/A503"
09.51	Shaped Foam Trim w/ Stucco Finish Profile "Y" See Detail 12/A503"
26.23	Wall Sconce light fixture

FINISH SCHEDULE1

KEYNOTES	MANUFACTURER	COLOR
A	LAHABRA CEMENT PLASTER	CRYSTAL WHITE 50 (79) BASE 100 FINISH 20/30 FLOAT
B	DUNN EDWARDS	DE603 "ESSENTIAL BROWN"
C	BORAL - BARCALONA "S" TILE	SMOKEY TOPAZ BLEND
D	PPG - IDEASCAPE GLAZING	"CLEAR" SOLARBAN 60
E	KAWANEER - STOREFRONT TRIFAB FRAMING SYSTEM	ANNODIZED ALUMINUM

MILLER
architecture
interiors
planning

1177 Idaho Street, Suite 200
Redlands, CA 92374
Phone: 909-335-7400
Fax: 909-335-7299
info@miller-aip.com

LICENSED ARCHITECT
GARY W. MILLER
No. C14635
REN. 9-30-25
STATE OF CALIFORNIA

owner approval

initials	date	phase

revisions/addenda

#	Date	Comment

LUXVIEW LUXURY APARTMENTS
1600 ORANGE AVE
REDLANDS, CALIFORNIA 92373

LUXVIEW PROPERTIES
11230 Sorrento Valley Road, Suite 140, San Diego, CA 92121
TheLuxView.com | L@TheLuxView.com

project information

Project Number:	2000038.RA
Drawn By:	Author
Checked By:	GWM
Issue Date:	08/09/23

sheet name

BUILDING S3
EXTERIOR
ELEVATIONS

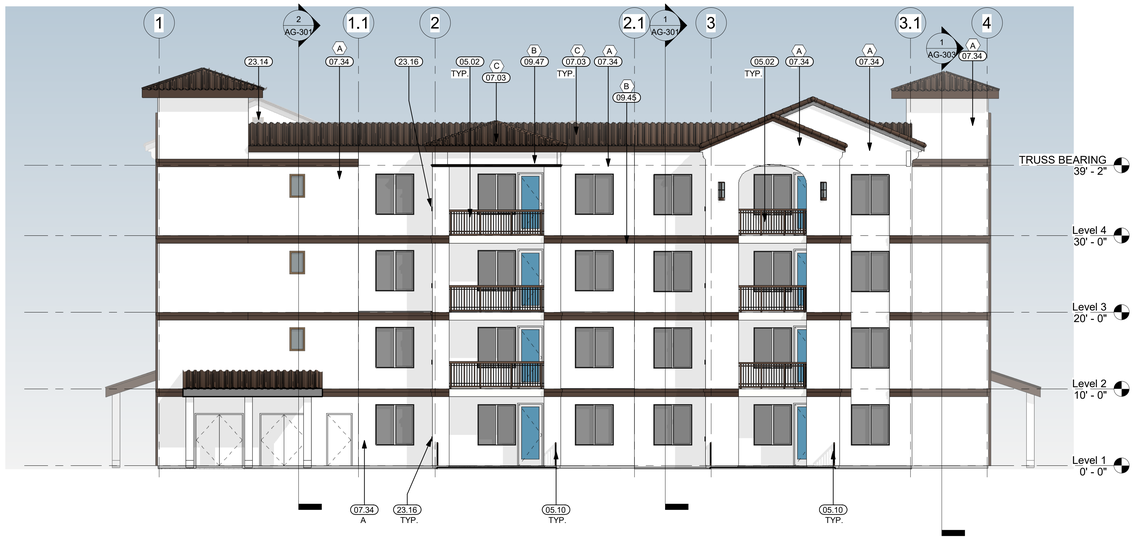
sheet number

AF-202

Sheet Of Sheets

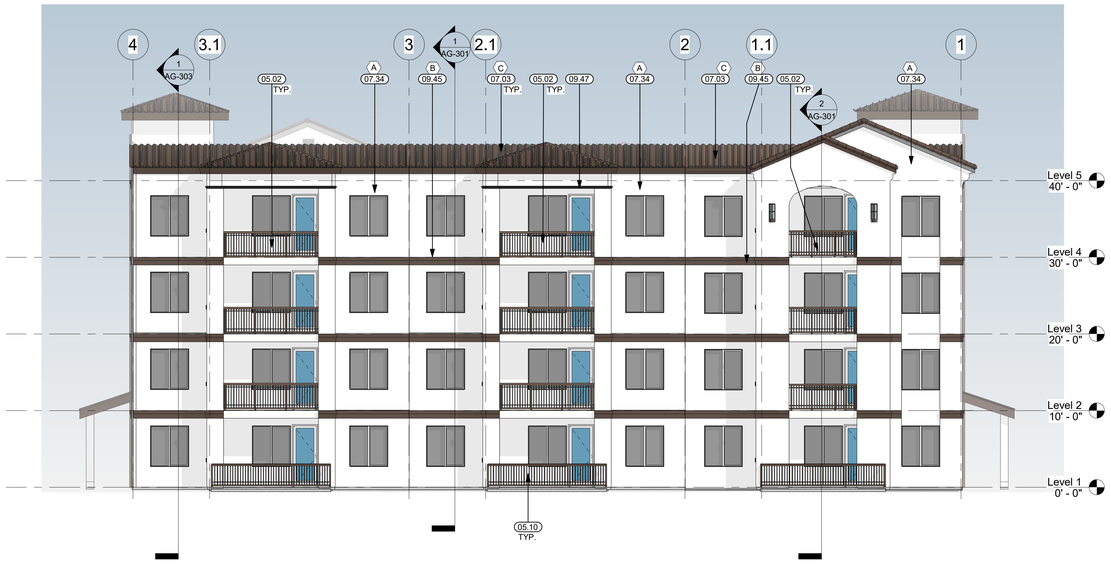
Z:\PROJECTS\2021 Projects\SD Homes Redlands II 2100086.RA\Drawings\Schematic Design\CAD\Building Models\BUILDING S3\BUILDING S3 R19_SH.rvt

© 2017 Miller Architectural Corporation



South

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



North

SCALE 1/8" = 1'-0" | 2

KEYNOTE LEGEND

Key Value	Keynote Text
05.02	42" High Metal Guardrail - See Detail 16/A-503
05.10	36" High Metal Handrail - See Detail 7/A-503
07.03	Tile Roofing - See Specifications
07.34	Stucco Integral Color See Specification
09.45	Shaped Foam Trim w/ Stucco Finish Profile "S" See Detail 12/A503"
09.47	Shaped Foam Trim w/ Stucco Finish Profile "U" See Detail 12/A503"
23.14	Roof Vent
23.16	Dryer Vent through wall

FINISH SCHEDULE

KEYNOTES	MANUFACTURER	COLOR
A	LAHABRA CEMENT PLASTER	CRYSTAL WHITE 50 (79) BASE 100 FINISH 20/30 FLOAT
B	DUNN EDWARDS	DE603 "ESSENTIAL BROWN"
C	BORAL - BARCALONA "S" TILE	SMOKEY TOPAZ BLEND
D	PPG - IDEASCAPE GLAZING	"CLEAR" SOLARBAN 60
E	KAWANEER - STOREFRONT TRIFAB FRAMING SYSTEM	ANNODIZED ALUMINUM

GENERAL NOTES:

1. S-2 & A-2 AREA OCCUPANTS WILL NOT DIFFER FROM R-2 AREA OCCUPANTS.
2. REEMERGENCE WALL TYPE ON SHEET **G-008.5**
3. CORRIDOR WIDTH SHALL BE A MINIMUM OF 60" IN WIDTH PER CBC 11A-1119A.4 & 1138A.1.2 "WIDTH FOR 2 WHEELCHAIRS PASSING"
4. DIMENSION LEGEND:
   - F.O.S. INDICATES FACE OF STUD
   - F.O.F. INDICATES FACE OF FINISH
   - CL P/W INDICATES CENTER OF PARTY WALL
   - F.E.C. INDICATES FIRE EXTINGUISHER CABINET
5. ALL DIMENSION TO F.O.S. UNLESS NOTES OTHERWISE
6. REFER TO ENLARGED UNIT FLOOR PLANS FOR ADDITIONAL INFORMATION, DIMENSIONS, ETC. SHEETS **A-400 TO A-409**
7. SEE SHEET **G-008.5** FOR FLOOR ASSEMBLY.
8. SEE SHEET **G-501** AND **G-502** FOR ACCESSIBILITY REQUIREMENTS.
9. SEE ENLARGE PLANS FOR CEILINGS HEIGHTS AND FLOOR TRANSITIONS.
10. SEE SHEET **AG-601** FOR DOOR SCHEDULE
11. SEE SHEET **AG-602** FOR WINDOW SCHEDULE
12. SEE SHEET **AG-603** FOR FINISH SCHEDULE
13. SEE INTERIOR DESIGN FOR INTERIOR DETAILS AND FINISHES
14. ALL EXTERIOR EXIT STAIRWAYS TO BE A MIN. OF 2-HR RATED WALL.
15. ALL SHAFTS AND CHASES TO BE A MIN. OF 2-HR RATED WALL. REFERENCE ENLARGED UNIT FLOOR PLAN
16. CORRIDOR WIDTH SHALL BE A MINIMUM OF 60" IN WIDTH PER C.B.C 11A 1119A.4 & 1138A.1.2 "WIDTH FOR TWO WHEELCHAIRS PASSING"
17. PROJECT IS USING SECTION 3006.3 ITEM #5 FOR HOISTWAY PROTECTION. HOISTWAY DOOR HAS A FIRE RESISTANCE RATING IN ACCORDANCE WITH SECTION 708.7. HOISTWAY DOOR IS PROTECTED BY A LISTED SMOKE CONTAINMENT SYSTEM ESR-1136 AS LISTING REPORT NUMBER.
18. ELEVATOR SIZED TO ALLOW FOR EMERGENCY GURNEY SIZE 84" X 24"

MILLER
architecture
interiors
planning

1177 Idaho Street, Suite 200
Redlands, CA 92374
Phone: 909-335-7400
Fax: 909-335-7299
info@miller-aip.com

LICENSED ARCHITECT
GARY W. MILLER
No. C14635
REN. 9-30-25
STATE OF CALIFORNIA

owner approval

initials	date	phase

revisions/addenda

#	Date	Comment

LUXVIEW APARTMENTS
1600 ORANGE AVE
REDLANDS, CALIFORNIA 92373

LUXVIEW PROPERTIES
11230 Sorrento Valley Road, Suite 140, San Diego, CA 92121
TheLuxView.com | L@TheLuxView.com

project information

Project Number:	2100098.RA
Drawn By:	Author
Checked By:	GWM
Issue Date:	4/24/23

sheet name

BUILDING S4 EXTERIOR ELEVATIONS

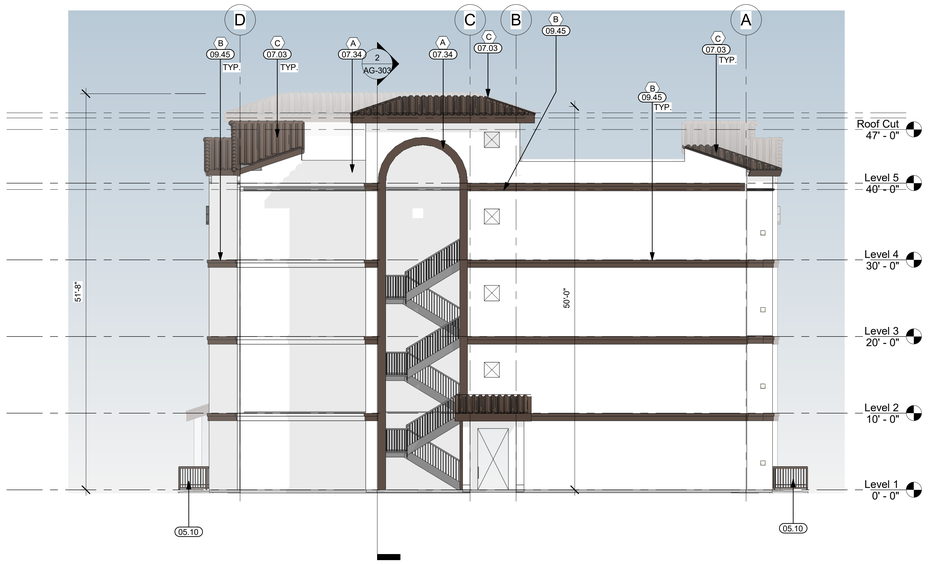
sheet number

AG-201

Sheet Of Sheets

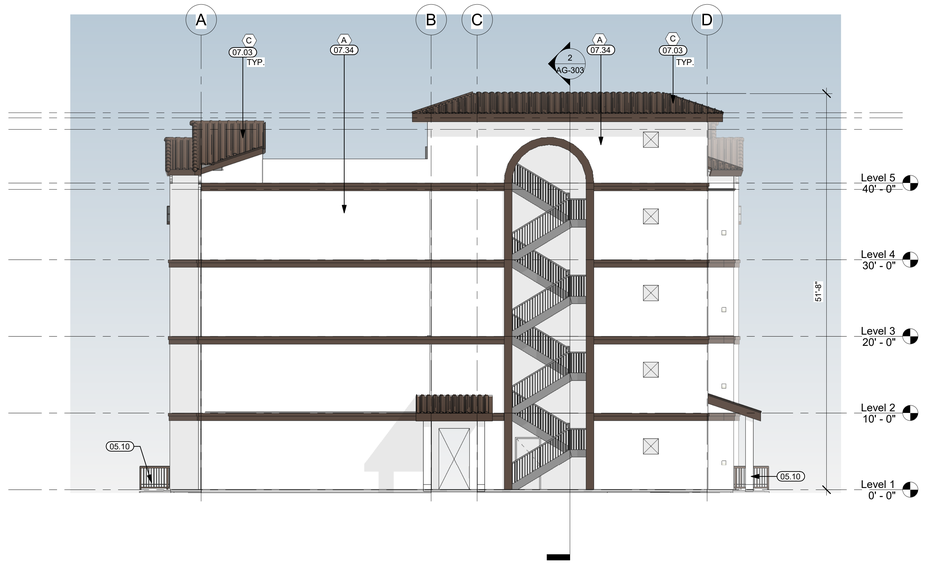
Z:\PROJECTS\2021 Projects\SD Homes Redlands II 2100098.RA\Drawings\Schematic Design\CAD\Building Models\BUILDING S4\BUILDING S4 R19.rvt

© 2017 Miller Architectural Corporation



East

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



West

SCALE 1/8" = 1'-0" | 2

KEYNOTE LEGEND

Key Value	Keynote Text
05.10	36" High Metal Handrail - See Detail 7/A-503
07.03	Tile Roofing - See Specifications
07.34	Stucco Integral Color See Specification
09.45	Shaped Foam Trim w/ Stucco Finish Profile "S" See Detail 12/A503"

FINISH SCHEDULE

KEYNOTES	MANUFACTURER	COLOR
A	LAHABRA CEMENT PLASTER	CRYSTAL WHITE 50 (79) BASE 100 FINISH 20/30 FLOAT
B	DUNN EDWARDS	DE603 "ESSENTIAL BROWN"
C	BORAL - BARCALONA "S" TILE	SMOKEY TOPAZ BLEND
D	PPG - IDEASCAPE GLAZING	"CLEAR" SOLARBAN 60
E	KAWANEER - STOREFRONT TRIFAB FRAMING SYSTEM	ANNODIZED ALUMINUM

GENERAL NOTES:

1. S-2 & A-2 AREA OCCUPANTS WILL NOT DIFFER FROM R-2 AREA OCCUPANTS.
2. REEMERGENCE WALL TYPE ON SHEET **G-008.5**
3. CORRIDOR WIDTH SHALL BE A MINIMUM OF 60" IN WIDTH PER CBC 11A-1119A.4 & 1138A.1.2 "WIDTH FOR 2 WHEELCHAIRS PASSING"
4. DIMENSION LEGEND:
   - F.O.S. INDICATES FACE OF STUD
   - F.O.F. INDICATES FACE OF FINISH
   - CL P/W INDICATES CENTER OF PARTY WALL
   - F.E.C. INDICATES FIRE EXTINGUISHER CABINET
5. ALL DIMENSION TO F.O.S. UNLESS NOTES OTHERWISE
6. REFER TO ENLARGED UNIT FLOOR PLANS FOR ADDITIONAL INFORMATION, DIMENSIONS, ETC. SHEETS **A-400 TO A-409**.
7. SEE SHEET **G-008.5** FOR FLOOR ASSEMBLY.
8. SEE SHEET **G-501** AND **G-502** FOR ACCESSIBILITY REQUIREMENTS.
9. SEE ENLARGE PLANS FOR CEILINGS HEIGHTS AND FLOOR TRANSITIONS.
10. SEE SHEET **AG-601** FOR DOOR SCHEDULE
11. SEE SHEET **AG-602** FOR WINDOW SCHEDULE
12. SEE SHEET **AG-603** FOR FINISH SCHEDULE
13. SEE INTERIOR DESIGN FOR INTERIOR DETAILS AND FINISHES
14. ALL EXTERIOR EXIT STAIRWAYS TO BE A MIN. OF 2-HR RATED WALL.
15. ALL SHAFTS AND CHASES TO BE A MIN. OF 2-HR RATED WALL. REFERENCE ENLARGED UNIT FLOOR PLAN
16. CORRIDOR WIDTH SHALL BE A MINIMUM OF 60" IN WIDTH PER C.B.C 11A 1119A.4 & 1138A.1.2 "WIDTH FOR TWO WHEELCHAIRS PASSING"
17. PROJECT IS USING SECTION 3006.3 ITEM #5 FOR HOISTWAY PROTECTION. HOISTWAY DOOR HAS A FIRE RESISTANCE RATING IN ACCORDANCE WITH SECTION 708.7. HOISTWAY DOOR IS PROTECTED BY A LISTED SMOKE CONTAINMENT SYSTEM ESR-1136 AS LISTING REPORT NUMBER.
18. ELEVATOR SIZED TO ALLOW FOR EMERGENCY GURNEY SIZE 84" X 24"

MILLER
architecture
interiors
planning

1177 Idaho Street, Suite 200
Redlands, CA 92374
Phone: 909-335-7400
Fax: 909-335-7299
info@miller-aip.com

LICENSED ARCHITECT
GARY W. MILLER
No. C14635
REN. 9-30-25
STATE OF CALIFORNIA

owner approval

initials	date	phase

revisions/addenda

#	Date	Comment

LUXVIEW APARTMENTS
1600 ORANGE AVE
REDLANDS, CALIFORNIA 92373

LUXVIEW PROPERTIES
11230 Sorrento Valley Road, Suite 140, San Diego, CA 92121
TheLuxView.com | l@TheLuxView.com

project information

Project Number:	2100098.RA
Drawn By:	Author
Checked By:	GWM
Issue Date:	4/24/23

sheet name

BUILDING S4 EXTERIOR ELEVATIONS

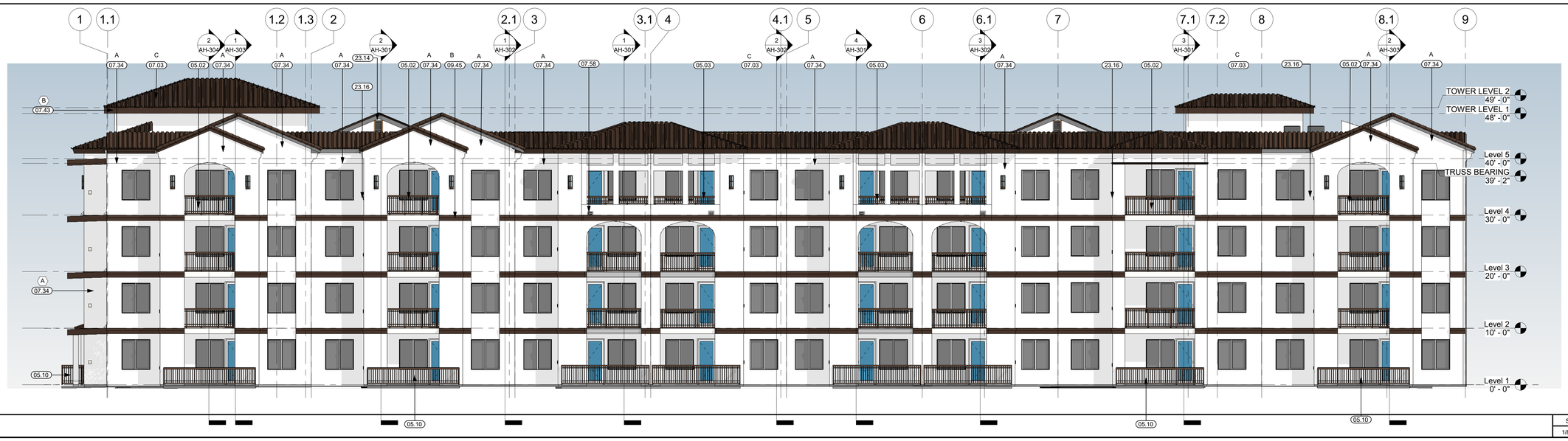
sheet number

AG-202

Sheet Of Sheets

Z:\PROJECTS\2021 Projects\SD Homes Redlands II 2100098.RA\Drawings\Schematic Design\CAD\Building Models\BUILDING S4\BUILDING S4 R19.rvt

© 2017 Miller Architectural Corporation



South

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



North

SCALE 1/8" = 1'-0" | 2

GENERAL NOTES:

1. S-2 & A-2 AREA OCCUPANTS WILL NOT DIFFER FROM R-2 AREA OCCUPANTS.
2. REEMERGENCE WALL TYPE ON SHEET **G-008.5**
3. CORRIDOR WIDTH SHALL BE A MINIMUM OF 60" IN WIDTH PER CBC 11A-1119A.4 & 1138A.1.2 "WIDTH FOR 2 WHEELCHAIRS PASSING"
4. DIMENSION LEGEND:
   - F.O.S. INDICATES FACE OF STUD
   - F.O.F. INDICATES FACE OF FINISH
   - CL P/W INDICATES CENTER OF PARTY WALL
   - F.E.C. INDICATES FIRE EXTINGUISHER CABINET
5. ALL DIMENSION TO F.O.S. UNLESS NOTES OTHERWISE
6. REFER TO ENLARGED UNIT FLOOR PLANS FOR ADDITIONAL INFORMATION, DIMENSIONS, ETC. SHEETS **A-400 TO A-409**
7. SEE SHEET **G-008.5** FOR FLOOR ASSEMBLY.
8. SEE SHEET **G-501** AND **G-502** FOR ACCESSIBILITY REQUIREMENTS.
9. SEE ENLARGE PLANS FOR CEILINGS HEIGHTS AND FLOOR TRANSITIONS.
10. SEE SHEET **AG-601** FOR DOOR SCHEDULE
11. SEE SHEET **AG-602** FOR WINDOW SCHEDULE
12. SEE SHEET **AG-603** FOR FINISH SCHEDULE
13. SEE INTERIOR DESIGN FOR INTERIOR DETAILS AND FINISHES
14. ALL EXTERIOR EXIT STAIRWAYS TO BE A MIN. OF 2-HR RATED WALL.
15. ALL SHAFTS AND CHASES TO BE A MIN. OF 2-HR RATED WALL. REFERENCE ENLARGED UNIT FLOOR PLAN
16. CORRIDOR WIDTH SHALL BE A MINIMUM OF 60" IN WIDTH PER C.B.C 11A 1119A.4 & 1138A.1.2 "WIDTH FOR TWO WHEELCHAIRS PASSING"
17. PROJECT IS USING SECTION 3006.3 ITEM #5 FOR HOISTWAY PROTECTION. HOISTWAY DOOR HAS A FIRE RESISTANCE RATING IN ACCORDANCE WITH SECTION 708.7. HOISTWAY DOOR IS PROTECTED BY A LISTED SMOKE CONTAINMENT SYSTEM ESR-1136 AS LISTING REPORT NUMBER.
18. ELEVATOR SIZED TO ALLOW FOR EMERGENCY GURNEY SIZE 84" X 24"

KEYNOTE LEGEND

Key Value	Keynote Text
05.02	42" High Metal Guardrail - See Detail 16/A-503
05.03	Decorative Railing - See Detail 5/A-503
05.10	36" High Metal Handrail - See Detail 7/A-503
07.03	Tile Roofing - See Specifications
07.34	Stucco Integral Color See Specification
07.43	Metal Flashing
07.58	Balcony Scupper per 15/A-503
09.45	Shaped Foam Trim w/ Stucco Finish Profile "S" See Detail 12/A503"
23.14	Roof Vent
23.16	Dryer Vent through wall

FINISH SCHEDULE

KEYNOTES	MANUFACTURER	COLOR
A	LAHABRA CEMENT PLASTER	CRYSTAL WHITE 50 (79) BASE 100 FINISH 20/30 FLOAT
B	DUNN EDWARDS	DE603 "ESSENTIAL BROWN"
C	BORAL - BARCALONA "S" TILE	SMOKEY TOPAZ BLEND
D	PPG - IDEASCAPE GLAZING	"CLEAR" SOLARBAN 60
E	KAVANEER - STOREFRONT TRIFAB FRAMING SYSTEM	ANNODIZED ALUMINUM

MILLER
architecture
interiors
planning

1177 Idaho Street, Suite 200
Redlands, CA 92374
Phone: 909-335-7400
Fax: 909-335-7299
info@miller-aip.com

LICENSED ARCHITECT
GARY W. MILLER
No. C14635
REN. 9-30-25
STATE OF CALIFORNIA

owner approval

initials	date	phase

revisions/addenda

#	Date	Comment

LuxView Luxury Apartments
1600 ORANGE AVE
REDLANDS, CALIFORNIA 92373

LUXVIEW PROPERTIES
11230 Sorrento Valley Road, Suite 140, San Diego, CA 92121
TheLuxView.com | L@TheLuxView.com

project information

Project Number:	2000038.RA
Drawn By:	Author
Checked By:	GWM
Issue Date:	4/24/23

sheet name

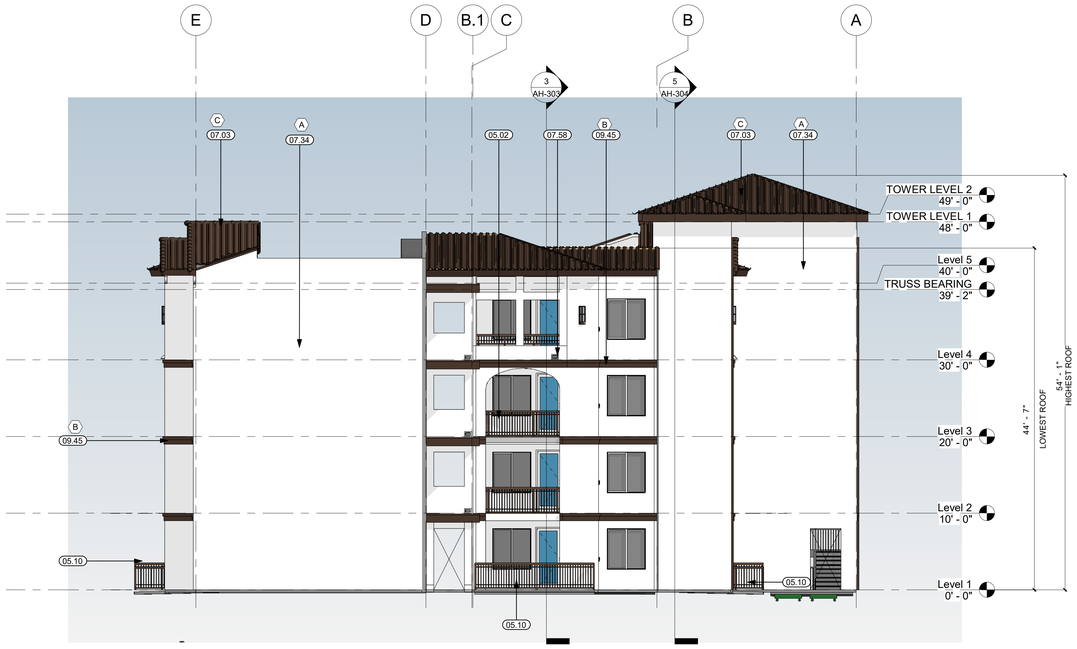
BUILDING S5
EXTERIOR
ELEVATIONS

sheet number

AH-201

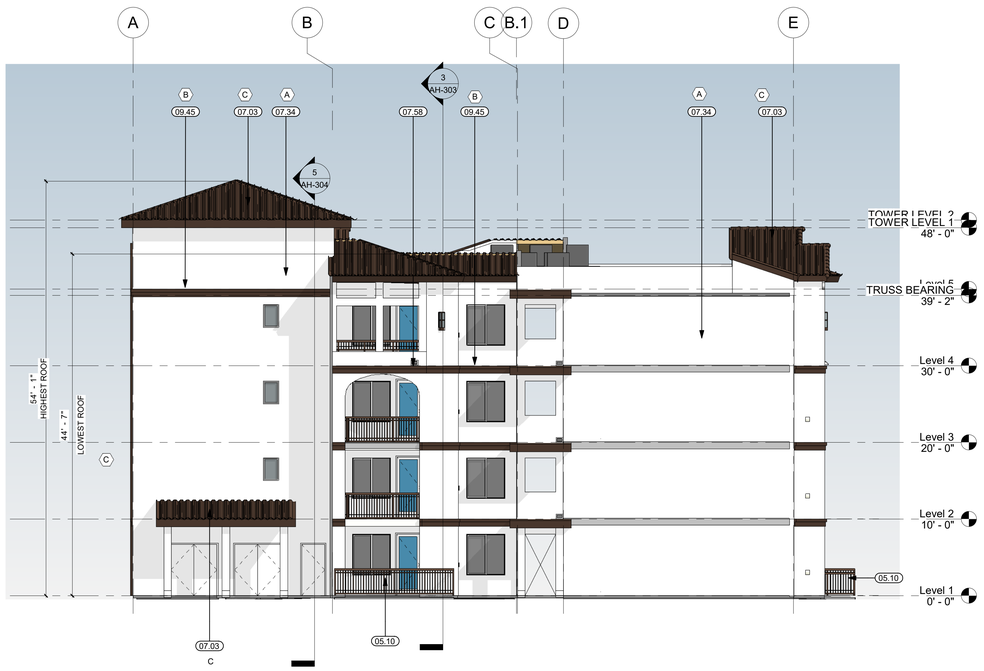
Sheet Of Sheets

© 2017 Miller Architectural Corporation



East

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



West

SCALE 1/8" = 1'-0" | 2

KEYNOTE LEGEND

Key Value	Keynote Text
05.02	42" High Metal Guardrail - See Detail 16/A-503
05.03	Decorative Railing - See Detail 5/A-503
05.10	36" High Metal Handrail - See Detail 7/A-503
07.03	Tile Roofing - See Specifications
07.34	Stucco Integral Color See Specification
07.58	Balcony Scupper per 15/A-503
09.45	Shaped Foam Trim w/ Stucco Finish Profile "S" See Detail 12/A503"

FINISH SCHEDULE

KEYNOTES	MANUFACTURER	COLOR
A	LAHABRA CEMENT PLASTER	CRYSTAL WHITE 50 (79) BASE 100 FINISH 20/30 FLOAT
B	DUNN EDWARDS	DE603 "ESSENTIAL BROWN"
C	BORAL - BARCALONA "S" TILE	SMOKEY TOPAZ BLEND
D	PPG - IDEASCAPE GLAZING	"CLEAR" SOLARBAN 60
E	KAWANEER - STOREFRONT TRIFAB FRAMING SYSTEM	ANNODIZED ALUMINUM

GENERAL NOTES:

1. S-2 & A-2 AREA OCCUPANTS WILL NOT DIFFER FROM R-2 AREA OCCUPANTS.
2. REEMERGENCE WALL TYPE ON SHEET **G-008.5**
3. CORRIDOR WIDTH SHALL BE A MINIMUM OF 60" IN WIDTH PER CBC 11A-1119A.4 & 1138A.1.2 "WIDTH FOR 2 WHEELCHAIRS PASSING"
4. DIMENSION LEGEND:
   - F.O.S. INDICATES FACE OF STUD
   - F.O.F. INDICATES FACE OF FINISH
   - CL P/W INDICATES CENTER OF PARTY WALL
   - F.E.C. INDICATES FIRE EXTINGUISHER CABINET
5. ALL DIMENSION TO F.O.S. UNLESS NOTES OTHERWISE
6. REFER TO ENLARGED UNIT FLOOR PLANS FOR ADDITIONAL INFORMATION, DIMENSIONS, ETC. SHEETS **A-400 TO A-409**.
7. SEE SHEET **G-008.5** FOR FLOOR ASSEMBLY.
8. SEE SHEET **G-501** AND **G-502** FOR ACCESSIBILITY REQUIREMENTS.
9. SEE ENLARGE PLANS FOR CEILINGS HEIGHTS AND FLOOR TRANSITIONS.
10. SEE SHEET **AG-601** FOR DOOR SCHEDULE
11. SEE SHEET **AG-602** FOR WINDOW SCHEDULE
12. SEE SHEET **AG-603** FOR FINISH SCHEDULE
13. SEE INTERIOR DESIGN FOR INTERIOR DETAILS AND FINISHES
14. ALL EXTERIOR EXIT STAIRWAYS TO BE A MIN. OF 2-HR RATED WALL.
15. ALL SHAFTS AND CHASES TO BE A MIN. OF 2-HR RATED WALL. REFERENCE ENLARGED UNIT FLOOR PLAN
16. CORRIDOR WIDTH SHALL BE A MINIMUM OF 60" IN WIDTH PER C.B.C 11A 1119A.4 & 1138A.1.2 "WIDTH FOR TWO WHEELCHAIRS PASSING"
17. PROJECT IS USING SECTION 3006.3 ITEM #5 FOR HOISTWAY PROTECTION. HOISTWAY DOOR HAS A FIRE RESISTANCE RATING IN ACCORDANCE WITH SECTION 708.7. HOISTWAY DOOR IS PROTECTED BY A LISTED SMOKE CONTAINMENT SYSTEM ESR-1136 AS LISTING REPORT NUMBER.
18. ELEVATOR SIZED TO ALLOW FOR EMERGENCY GURNEY SIZE 84" X 24"

MILLER
architecture
interiors
planning

1177 Idaho Street, Suite 200
Redlands, CA 92374
Phone: 909-335-7400
Fax: 909-335-7299
info@miller-aip.com

LICENSED ARCHITECT
GARY W. MILLER
No. C14635
REN. 9-30-25
STATE OF CALIFORNIA

owner approval

initials	date	phase

revisions/addenda

#	Date	Comment

LuxView Luxury Apartments
1600 ORANGE AVE
REDLANDS, CALIFORNIA 92373

LUXVIEW PROPERTIES
11230 Sorrento Valley Road, Suite 140, San Diego, CA 92121
TheLuxView.com | L@TheLuxView.com

project information

Project Number:	2000038.RA
Drawn By:	Author
Checked By:	GWM
Issue Date:	4/24/23

sheet name

BUILDING S5
EXTERIOR
ELEVATIONS

sheet number

AH-202

Sheet Of Sheets

Consistency with City of Redlands Architectural Guidelines	
Guideline Text	**Project's Consistency**
Provide architectural treatment to all elevations that are visible from either public or private vantage points.	The project provides 360 degree architecture with articulation and projection on all sides.
Avoid expanses of blank wall, devoid of any articulation or embellishment for both buildings and freestanding walls.	The building includes varied colors, materials and window shapes which breaks up the appearance of any blank walls. Perimeter walls of the project will be stucco finished.
Articulate the building mass to form a less imposing façade and craft a building scale that is compatible with the surrounding architecture and neighborhood.	Variation in the building façade is included on all sides. Projecting and recessed areas of the building will give the sense of a building that is an appropriate scale in comparison to adjacent buildings.
Elevations should be visually attractive by providing surface articulation in all areas of the building plane, including vertical and horizontal variation to the roofline.	All sides of the building include projections and recessed areas creating a attractive and varied horizontal and vertical planes.
Vary the roof through the use of vertical separations, varying roof structure, varying the parapet line or ridge line.	The proposed buildings provide varied rooflines, tower elements and vertical separation on all elevations.
Consistency with EVCSP Architectural Guidelines	
Building construction and design shall be used to create a structure with equally attractive sides of high quality, rather than placing all emphasis on the front elevation of the structure. Architectural façade treatments will be required on all portions of the building(s) exposed to public views. Extra treatment may be given to the street frontages as long as the basic facade treatments are carried around the structure.	The project provides architectural enhancements to all sides of the structures.
Large, continuous surface treatments of a single material shall be minimized. Changes in texture, relief or materials, and use of decorative features such as planters, varied roof lines, decorative windows and accent panel treatment should be encouraged.	The project provides variation in building projection, roofline and materials on all sides. A variety of window size and opening is provided.
Sloping roofs of varying heights are encouraged.	The project provides sloping roofs of varied heights, which include towers and

	other projections.
Site design shall include covered, internal parking areas, internal courtyards, and multiple entry points.	The project includes a central courtyard and recreation area with a pool. Each building has multiple entry points.
Roofing materials shall be concrete, tile or other imitation shake material.	The proposed project includes concrete tile roofing material.

SOCIO-ECONOMIC EVALUATION CHECKLIST FORM

BACKGROUND

1. Project Title: The Venue at Orange Phase 2
   Parcel Map No. 20796
   Commission Review and Approval No. 914 Revision No. 2

2. Lead Agency Name and Address:
   City of Redlands
   Development Services Department
   35 Cajon Street, Suite 20
   Redlands, CA 92373

   Mailing Address:
   City of Redlands
   Development Services – Planning
   P.O. Box 3005
   Redlands, CA 92373

3. Contact Person & Telephone: Sean Reilly, (909) 798-7555

4. Project Location: The project site is located west of Alabama Street on the north and south sides of Orange Avenue (APN: 0292-482-01-0000, 0292-721-01-0000, 0292-721-02-0000)

5. Project Sponsor's Name and Address: Miller Architectural Corporation, 1177 Idaho Street, Suite 200, Redlands, CA 92373. (909)557-8530

6. General Plan Designation: Medium Density Residential

7. Zoning Designation: EV 2500 (Multiple Family Residential)

1. Description of Project: The applicant proposes to revise previously approved Commission Review and Approval No. 914 (CRA 914) to allow construction of 164 apartment units. The project site is located between Iowa Street and Alabama Street on the north and south sides of Orange Avenue and currently includes 328 market-rate apartment units built as a part of CRA 914 (Attachment A – Location Map and Aerial Photograph). The additional units are proposed to be located within the existing boundaries of CRA 914 on the south side of Orange Street within three four-story buildings on a 3.2-acre portion of the site.

The proposed project would restrict a total of 50 units (15 percent of the unit count of CRA 914) for affordable housing in exchange for approval of a density bonus. By providing 50 affordable housing units, the allowable density bonus is equivalent to 50% of the CRA 914 total unit count (328 units). Approval of the proposed revision to CRA 914 and density bonus would allow a total of 492 units. The 50 affordable housing units would be distributed throughout the project on both the north and south sides.

The applicant is also proposing to subdivide one existing parcel within CRA 914, south of Orange Street into two parcels. Parcel 1 is 5.9 gross acres and contains existing 105

residential units. Parcel 2 is 3.2 gross acres, is currently vacant and is the proposed location for the Density Bonus Units.

The new portions to be developed are designed to be a logical extension of the existing development. Upon completion of the project, the existing portions of the project and the density bonus portion will be developed in a seamless and cohesive manner.

9. Existing On-site Land Use and Setting:
The project site is a vacant 3.2-acre portion of the Venue at Orange apartments. The site is approximately 326' wide (east to west) and 436' long (north to south). It is a nearly rectangular piece of property located just to the south of the existing Venue at Orange.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement): None.

COST BENEFIT FACTORS:

The cost benefit factors are evaluated independently using the cost benefit model. A positive or negative cost/benefit ratio will be derived by evaluating projects. A complete model used to evaluate the project is available in the Development Services Department. A summary of that analysis is provided here:

According to the Cost Benefit Model used by the City, this project will provide the City approximately $141,542 in revenue and costs of $107,219 resulting in a positive balance of $34,321 with a Cost Benefit Ratio of 1.28 over the period of 2025-2034.

PUBLIC INFRASTRUCTURE AND EFFECT ON THE CITY OF REDLANDS:

Identify the public infrastructure required for development of this project and identify the source(s) of funding for these improvements. Identify the effects of such development upon the City of Redlands.

a) List of public infrastructure required for the project:

The applicant will provide the infrastructure as required by the Municipal Utilities and Engineering Department. The project has no immediate street frontage, and all existing public facilities are currently in place. There are no required off-site improvements due to the presence of existing development surrounding the proposed project. The project will tie into existing utilities and will be required to repair any damage to existing facilities as a result of future connections if any

occurs.

b) Sources of funding for these improvements to include developer installed payment of impact fees, assessment districts, etc.:

The developer will be required to pay applicable Development Impact Fees and permit fees as required by the Redlands Municipal Code.

c) The effect of the project upon the City of Redlands relative to public infrastructure is as follows:

This project will impact existing public infrastructure systems. However, any impact or maintenance costs will be offset by the developer's payment of Development Impact Fees and extension of utility lines into the project site.

BENEFITS OF THE PROJECT TO THE CITY OF REDLANDS:

The following is a list of benefits that can be attributed to the proposed project. The benefits may fall into the categories identified or a miscellaneous category. Each benefit identified will be described in detail with supporting reasons as to how the item benefits the community.

A. Citrus Enhancements or Preservation. Does the project preserve citrus? The following are accepted ways to enhance or preserve citrus which may be determined to be a benefit to the City of Redlands.

1. Provide conservation easement(s) on citrus groves the City hopes to preserve.
2. Acquire citrus grove(s) and donate all or a portion of the grove to the City.
3. Enhance viability and productivity of existing groves by enhancing irrigation or adding frost water.
4. Maintain a viable buffer of citrus around the project (at least 3 rows).
5. Other ways to preserve citrus.

If this project provides benefit(s) that apply to citrus enhancement or preservation, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

Proposed Project: The project will not benefit citrus or agriculture. No citrus will be

removed by the project and no agriculture or citrus preservation is proposed.

B. Cultural Enhancements or Preservation. Does the project enhance or preserve cultural aspects of the community? The following are accepted ways to enhance and/or preserve cultural aspects of the community which may be determined to be a benefit to the City of Redlands.

1. Contributes to "art in public places" concept to a minimum of 1% of total project value.
2. Contributes to the alleviation of problems at cultural sites.
3. Provides an electronic library available to the public.
4. Enhances or contributes to current services or cultural resources.
5. Contribute to performing arts venues.

If this project provides benefit(s) that apply to cultural enhancements or preservation, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

Proposed Project: The project does not propose contributions or enhancements to cultural aspects of the community. The project will pay City established Development Impact Fees and provide additional revenue from increased property tax assessment, business license tax, and other revenue sources that will indirectly provide funding that will contribute to enhancing and/or maintaining some of the cultural facilities within the City.

C. Heritage Enhancements or Preservation. Does the project enhance or preserve heritage aspects of the community? The following are accepted ways to enhance and/or preserve heritage aspects of the community which may be determined to be a benefit to the City of Redlands.

1. Renovates existing historic homes.
2. The project has design features which include garage doors do not face street; 50% wrap around porch on 1-1/2 sides; broad overhangs on roof; driveway located on the side of house or a circular drive; decorative wood, masonry or wrought iron fence.
3. Adaptive reuse of historic structures in appropriate zones.
4. Forming a new or annexing to an existing historic district.
5. Designation of a structure as an individual historic resource.

If this project provides benefit(s) that apply to heritage enhancements or preservation, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

Proposed Project: The property is not located within a Historic and Scenic District. The site does not contain any historical structures. No structures on site are considered historic and therefore no structures on the site will be adaptively reused.

D. Architectural Enhancements. Does the project enhance architectural aspects of the community? The following are accepted ways to enhance architectural aspects of the community which may be determined to be a benefit to the City of Redlands.

1. Provide architectural or decorative enhancements to the project which exceed normal architectural standards.
2. Trees or other landscaping amenities that exceed minimum requirements.
3. Contribution of off-site enhancements in the public right-of-way, such as sidewalk installation and street tree replacement.
4. Assisting in undergrounding of utility lines.

If this project provides benefit(s) that apply to architectural enhancements, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

Proposed Project: The project includes public landscape areas within parkway areas and landscaped setback areas along Alabama Street, Iowa Street and Orange Avenue. The project includes 360-degree architecture with projections and recessed elements on all four sides but does not significantly exceed landscaping or architectural standards.

E. Historic Downtown Enhancements or Preservation. Does the project enhance or preserve the historic downtown of the community? The following are accepted ways to enhance and/or preserve the historic downtown of the community which may be determined to be a benefit to the City of Redlands.

1. Contributes financially to viability of core downtown within expanded downtown.
2. Renovate old buildings.
3. Within an expanded downtown extends DRBA streetscape enhancements.
4. Contributing to the restoration of original building facades of existing structures
5. Re-establishing historical “pedestrian oriented” street frontages where original buildings have been removed.
6. Provides unique adaptive use of historic building.
7. Contributes to alternative means of transportation.

If this project provides benefit(s) that apply to historic downtown enhancements or preservation, describe in detail the benefit(s) with supporting reasons as to how the item(s)

benefits the community.

Proposed Project: The project is not located within the historic downtown district. The project will pay City established Development Impact Fees and provide significant additional revenue from increased property tax assessment, business license tax, and other revenue sources that will indirectly provide funding that could be utilized to enhance and/or maintain the downtown district.

F. Job Enhancements. Does the project enhance jobs for the community? The following are accepted ways to enhance jobs for the community which may be determined to be a benefit to the City of Redlands.

1. Provides jobs for the community.
2. Brings in revenue from outside the city.
3. Internship opportunities for students at universities, high school and colleges.

If this project provides benefit(s) that apply to job enhancements, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

Proposed Project: The project is a residential development and will not create a significant number of jobs. Jobs created may be related to those related to the construction activities necessary to develop the apartment project area and those required to provide the services related to the operation and maintenance of the project upon completion. The additional housing opportunities provided by the project will be available to local and regional employees who work in Redlands, and some may be able to relocate to Redlands as a result of expanded housing opportunities. It is also anticipated that the presence of these new residents will stimulate other sectors of the local economy (i.e., goods, services, and other expenditures in Redlands due to the additional local residents and their family members).

G. Open Space Enhancements or Preservation. Does the project enhance or preserve open space aspects of the community? The following are accepted ways to enhance and/or preserve open space within the community which may be determined to be a benefit to the City of Redlands.

1. Hardscape feature that enhances wildlife-water/food/ shelter.
2. Enhanced landscape on commercial project which conceals infrastructure.
3. Waterscaping which increases illusion of open space.
4. Provides open space in addition to zoning requirement.
5. Provides a Planned Residential Development
6. Provides a usable conservation easement across open space

in perpetuity.
7. Preserves access for wildlife migration corridor.
8. Provides undisturbed refuge area for wildlife.

If this project provides benefit(s) that apply to open space enhancements or preservation, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

Proposed Project: The project will not detrimentally impact any open space features or amenities of the City of Redlands, nor affect wildlife. The project will not provide open space in excess of what is required by the zone within the southern portion of the project.

H. Park Enhancements or Preservation. Does the project enhance or preserve parks of the community? The following are accepted ways to enhance and/or preserve parks within the community which may be determined to be a benefit to the City of Redlands.

1. Adds improved parkland.
2. Adds parkland beyond requirements.
3. Provides pedestrian and/or bike trails to parks or provides extension of existing pedestrian and/or bike trails from the project site.
4. Adds meeting rooms accessible to local groups on a frequent basis.
5. Improves or adds to existing landscape and/or streetscape at or near the project site.

If this project provides benefit(s) that apply to park enhancements or preservation, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

Proposed Project: The proposed project does not enhance or preserve parks of the community but will provide onsite amenities for the onsite residents such as a pool, tot lot, putting green and outdoor seating areas. The project will pay City established Development Impact Fees and provide additional revenue from increased property tax assessment, business license tax, and other revenue sources that will indirectly provide funding that will contribute to enhancing and/or maintaining some of the existing park facilities within the City.

I. Public Safety Enhancements. Does the project enhance public safety aspects of the community? The following are accepted ways to enhance public safety within the community which may be determined to be a benefit to the City of Redlands.

1. Security infrastructure is provided in an architecturally acceptable manner.

2. Exterior television monitoring on commercial project.
3. Provide a building site or fully equipped fire station or contributes to dedicated City account for future construction.
4. Provides significant additional fire equipment as determined by the Fire Department.
5. Provides for a police substation (subject to City approval).
6. Provides for a building site for a new facility.

If this project provides benefit(s) that apply to public safety enhancements, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

Proposed Project: The project will pay Development Impact Fees which have been established by the City to fund public facilities, including police and public safety services. The project will include security lighting adjacent to the building and parking areas. The project and its future residents will also provide additional revenue from increased property tax assessment and sales tax revenue, which will assist in funding police and public safety operations.

J. School Enhancements. Does the project enhance schools or their operations within the community? The following are accepted ways to enhance schools within the community which may be determined to be a benefit to the City of Redlands.

1. Senior citizen development adds revenue but no impact.
2. Provides day care and after school program(s).
3. Project is close to schools serving the project.
4. Contributes equipment or other enhancements to existing day care and after school programs.
5. Assist schools with land or financing (such as Mello Roos).

If this project provides benefit(s) that apply to schools, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

Proposed Project: The project site is within close proximity to schools in the community. The project will pay State-established School Fees that will assist in the future funding of school facilities. Future property owners will also pay the applicable annual property taxes.

K. Traffic. Does the project reduce traffic, enhance systems to improve traffic conditions or otherwise improve traffic within the community? The following are accepted ways to improve traffic within the community which may be determined to be a benefit to the City of Redlands.

1. Provide financial mitigation which helps alleviate parking problems in town i.e. by contributing to the parking district.
2. Incorporate “traffic calming” elements into the design of the circulation system.
3. Support for alternative forms of public transportation or public transportation facilities.
4. Add biking and pedestrian access to off campus intellectual or entertainment resources.
5. Have a unique method of product/inventory delivery.

If this project provides benefit(s) that apply to traffic, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

Proposed Project: The proposed project will consist of 164 apartment units. The project does not include specific traffic reduction measures.

L. Wastewater System Enhancements. Does the project enhance the wastewater system within the community? The following are accepted ways to improve the wastewater system within the community which may be determined to be a benefit to the City of Redlands.

1. Provide a dual system to use potable and non-potable water.
2. Provide financial contributions to tertiary facilities at the Wastewater Treatment Plant.
3. Improve water quality.

If this project provides benefit(s) that apply to the wastewater system, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

Proposed Project: The project will be required to construct any required public infrastructure and connections as a standard requirement for such development projects. The project does not warrant any improvements or expansion to the City-wide system, and the project does not propose any enhancements to the larger wastewater system. However, the project applicant will be required to pay their fair share of development impact fees for wastewater systems as a standard requirement for such development projects

M. Miscellaneous Preservation or Enhancements. Does the project enhance or preserve elements within the community?

If this project provides benefit(s) that apply to enhancement or preservation of elements

that are important to the City, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

Proposed Project: The project does not provide any additional or miscellaneous enhancements or preservation of elements within the community other than those previously identified (discussion above).

SOCIAL FACTORS POTENTIALLY AFFECTED:

This project may create unmitigable physical blight or overburden public services for those social factors checked below within the "Potentially Significant," “Potentially Significant Unless Mitigation” or "Less Than Significant" as indicated by the checklist on the following pages.

_ Agricultural/Citrus Removal	✓ Police Services	___ Recreational Programs
✓ Wildlife/Habitat	__ Downtown Impacts	✓ Land Use Compatibility
✓ Traffic	✓ Residential Design	__ Schools
✓ Fire Services	___ Cultural Facilities	
✓ Paramedic Services	✓ Park Facilities	

DETERMINATION

On the basis of this initial evaluation:

X **I find that the proposed project will not create unmitigable physical blight or overburden public services in the community, and no additional information or evaluation is needed.**

__ I find that although the proposed project could create unmitigable physical blight or overburden public services in the community, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project by the applicant.

__ I find that the proposed project may create unmitigable physical blight or overburden public services in the community, and additional information or evaluation is needed in the following areas:

__ I find that the proposed project has already been evaluated for socio-economic impacts and the prior evaluation adequately evaluated this project.

Signed: _____

Sean Reilly
Principal Planner
City of Redlands
June 6, 2024

EVALUATION OF SOCIAL FACTORS

Explanations of all "Potentially Significant," "Potentially Significant Unless Mitigation Incorporated," "Less Than Significant Impact," and "No Impact" answers are provided on the attached pages.

Issues and Supporting Information Sources:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AGRICULTURAL/CITRUS REMOVAL. Would the proposal:				
a) Affect agricultural resources or operations (e.g. impacts to soils or farmlands, or impacts from incompatible land uses)?	___	___	___	✓
b) Remove active citrus groves from production?	___	___	___	✓

Agricultural/Citrus Removal – Discussion

a, b) *No Impact*. None of the parcels located within the project area are zoned for or in agricultural production. The project has a General Plan Designation of Medium Density Residential and is zoned for residential uses. There is no active agricultural use onsite. The property is not currently part of a larger farmland, orchard, or other agricultural purpose. The proposed project would remove the small portion of planted area on site containing citrus and avocado trees. However, while the project site has been used for agricultural purposes in the past, the site is zoned for residential uses. Impacts would be less than significant.

Issues and Supporting Information Sources:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
2. WILDLIFE/HABITAT/OPEN SPACE PRESERVATION. Would the proposal:				
a) Eliminate or have negative impact upon wildlife corridors?	—	—	—	✓
b) Tend to urbanize open space impacting preservation and conservation of natural resources?	—	—	—	✓
c) Interfere with use of recognized trails used by joggers, hikers, equestrians or bicyclists?	—	—	—	✓
d) Eliminate, reduce, or have any negative impact upon wildlife habitat areas to include the protection of fringe or buffer areas?	—	—	✓	—

Wildlife/Habitat/Open Space Preservation – Discussion

a and d) *No Impact.* The project site is not located within a CDFW designated Essential Habitat Connectivity Area or a Natural Landscape Block. In addition, the project site does not function as a wildlife movement corridor. The project site does not contain wildlife travel routes, such as a riparian strip, ridgeline, or drainage; or wildlife crossings, such as a tunnel, culvert, or underpass. The project site does not represent a wildlife movement corridor because it is completely disturbed; covered in nonnative grasses and other non-native vegetation; and entirely surrounded by development, walls, fencing, and roadways. These permanent structures serve as significant barriers to wildlife movement through the project site and region. The project site contains residential and commercial structures, vacant parcels and a closed commercial nursery in the East Valley Corridor Specific Plan area of Redlands, which is intended for high-quality commercial, industrial, and residential development. There are roadways surrounding the site on three sites, which serve as barriers to wildlife movement. Therefore, the project is not likely to serve as a migratory corridor and would not interfere with the movement of any native resident or species.

These conditions preclude the possibility of related impacts. No impact would occur.

b) The project would not urbanize planned open space as designated on the General Plan Land Use Map there are no conservation areas located within the immediate vicinity of the project.

c) The project will not interfere with the use of recognized trails used by joggers, hikers, equestrians or bicyclists. The project is a part of a previous development that included off-site improvements, including sidewalk and bike lanes, which provide connectivity for pedestrian circulation within the area.

Issues and Supporting Information Sources:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
3. TRAFFIC. Would the proposal:				
a) Result in increased vehicle trips or congestion?	___	___	✓	___
b.) Create additional traffic so as to be in conflict with the policies of the General Plan?				
c.) Does traffic impact livability of a residential neighborhood on streets which, due to design or terrain features, street side development or other factors, have greater than usual sensitivity to increased traffic?	___	___	✓	___
d.) Create additional traffic so as to increase the level of service on roadways that are adjacent to or in the vicinity of the project?	___	___	✓	___

<u>Traffic – Discussion</u>

a, b, and d)

The proposed project will result in increased vehicle trips within the project area; however, these vehicle trips would not cause an impact that would be in conflict with the policies of the General Plan. The proposed project will not result in any significant effects from trip generation or traffic as a result of constructing 164 apartments. Local roads have sufficient capacity and can provide sufficient vehicle access to the project site. Regional access to the project site is provided by Alabama Street, Interstate 10 freeway, and the 210 freeway. The proposed project will not create additional traffic that will increase the level of service on roadways that are within the vicinity of the project.

c) The project will not create a traffic impact in terms of livability of a residential neighborhood which, due to design or terrain features, street side development or other factors, have greater than usual sensitivity to increased traffic. The project is a residential use. Final project site plans would be subject to City review and approval, which would ensure that project driveway intersections and internal circulation are safe, with adequate sight distance, driveway widths and

stop signs where necessary for entering and exiting the site. This would prevent any impacts due to a design feature.

Furthermore, a construction work site traffic control plan shall be submitted to the City for review and approval prior to the start of any construction work. The plans shall show the location of any roadway, sidewalk, bike route, bus stop or driveway closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties.

Temporary traffic controls used around the construction area should adhere to the standards set forth in the California Manual of Uniform Traffic Control Devices and construction activities should adhere to applicable local ordinances. Consequently, on-site improvements and improvements adjacent to the site will be required in conjunction with the proposed development to ensure adequate circulation within the project.

A construction work site traffic control plan shall be submitted to the City for review and approval prior to the issuance of a grading permit or start of any construction work. The plans shall show the location of any roadway, sidewalk, bike route, bus stop or driveway closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. Temporary traffic controls used around the construction area must adhere to the standards set forth in the California Manual of Uniform Traffic Control Devices (2014) and construction activities should adhere to applicable local ordinances.

Site development would require the use of haul trucks during site clearing and excavation and the use of a variety of other construction vehicles throughout the construction work at the site. Transportation of heavy construction equipment and or materials, which requires the use of oversized vehicles, will require the appropriate transportation permit. The City shall review all proposed development and construction work site traffic control plans to ensure that public, pedestrian, and school safety are addressed.

Issues and Supporting Information Sources:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
4. FIRE & PARAMEDIC SERVICES. Will the proposal result in:				
a) Requiring fire and paramedic services that are	—	—	✓	—

Issues and Supporting Information Sources:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
beyond the current capabilities of the Fire Department?				
b) An increase in response time for essential fire or paramedic services to the remainder of the community?	___	___	✓	___
c) The need for additional fire or paramedic facilities or equipment?	___	___	✓	___

Fire & Paramedic Services – Discussion

a-c) The project would result in a significant environmental impact if new or physically altered fire protection facilities would need to be built to maintain acceptable service ratios, response times, or other performance objectives for fire protection. According to the General Plan Public Safety Element, fire services are provided to the City of Redlands by the Redlands Fire Department. The majority of Redlands is served by four fire stations within the City, and can be reached within a four minute response time. The fire station nearest to the project site is Fire Station No. 264 located at 1270 West Park Avenue, approximately 0.72 mile northeast of the site. The project will pay all associated development impact fees in relation to fire protection. Therefore, the project would not have a significant impact on facilities or response times for the Redlands Fire Department because it is located in the existing service area of the Redlands Fire Department, near an existing station. While the General Plan EIR identifies a general need for more stations and staff to meet minimum response times, the payment of development fees will help to alleviate this burden. No new expanded fire protection facilities would be required as a result of the project. Impacts to fire services would be less than significant.

Issues and Supporting Information Sources:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
5. POLICE SERVICES. Would the proposal result in:				
a) Requiring police services that are beyond the current capabilities of the Police Department?	___	___	✓	___
b) An increase in response time for essential police services to the remainder of the community?	___	___	✓	___

Issues and Supporting Information Sources:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) The need for additional police facilities or equipment?	___	___	✓	___
d) Increase in crime as a result of the type of business?	___	___	✓	✓

Police Services – Discussion

a-d) The City of Redlands Police Department will provide services to the project site. The Police Department contains an Operations Division and an Investigations and Support Services Division. In addition to sworn patrol officers, the Department has several sub-units, including Investigations, the Multiple Enforcement Team, Narcotics, and volunteers. Police services are generally financed through the General Fund. The project will pay Development Impact Fees, which have been established by the City to fund public facilities, including police. The project and its future residents will also provide additional revenue to the City resulting from increased property tax assessment revenue, which will assist in funding police operations. Additionally, the project will be required to provide and implement a site security plan during grading and construction to ensure that impacts from construction site theft are kept at a less than significant level.. Less than significant impacts are anticipated, and no special mitigation measures are required.

Issues and Supporting Information Sources:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
6. DOWNTOWN IMPACTS. Would the proposal result in:				
a) A reduction of the number or types of businesses located in the downtown?	___	___	___	✓
b) An unfair or unreasonable competitive disadvantage to existing businesses downtown?	___	___	___	✓
c) Creation of vacant buildings and the potential for blight?	___	___	___	✓

Issues and Supporting Information Sources:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Cause an unreasonable increase in traffic downtown?	___	___	___	✓
e) Economic and social effects of businesses competing with downtown businesses?	___	___	___	✓

Downtown Impacts – Discussion

a-e) The proposed project includes a residential development located approximately 1.5 miles to the west of the downtown area of the City and does not have the potential to detrimentally affect the Downtown Business District. The future residents of this project may patronize the downtown area and provide an additional source of revenue to the Downtown Business District.

Issues and Supporting Information Sources:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
7. RESIDENTIAL DESIGN. Would the proposal:				
a) Conflict with existing codes and or standards?	___	___	✓	___
b) Meet minimum point standards of the Residential Development Allocation process?	___	___	✓	___

Residential Design– Discussion

a) Upon City Council approval of the Density Bonus Agreement accompanying the project, the proposed project will comply with the applicable provisions of the Redlands Municipal Code, including Title 18 (Zoning Regulations) and Title 15 (Buildings and Construction). The proposed project includes residential dwelling units (apartments and condominiums). The buildings are designed with high-quality architecture and building materials. Conditions of approval are included in the project for the plan check process (subsequent to entitlement). No impacts are anticipated in terms of conflicts with existing codes and standards.

b) Due to current State law (SB 330 known as the “Housing Crisis Act of 2019”), residential projects and residential subdivisions are not evaluated by a point system or the standards of the Residential Development Allocation process. SB 330 prohibits annual limits on the number of permits issued for the approval and construction of housing during any one year. City Council Resolution No. 8082 suspended certain provisions of RMC Chapter 19.04 relating to the competitive evaluation of residential development projects as long as the State law remain in effect.

Issues and Supporting Information Sources:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
8. CULTURAL FACILITIES. Would the proposal result in:				
a) Impacts to an historic residential structure, neighborhood, or district?	___	___	___	✓
b) Impacts to an historic commercial structure or district?	___	___	___	✓
c) Impacts to cultural facilities such as the Smiley Library, Redlands Bowl, Lincoln Shrine, Joslyn Center, Community Center, etc?	___	___	___	✓
d) Have the potential to cause a physical change which would affect unique ethnic cultural values?	___	___	___	✓
e) Potential to disturb existing religious facilities.	___	___	___	✓
f) Impact or restrict religious or sacred uses.	___	___	___	✓

Cultural Facilities – Discussion

a, b) There are no historic residential or commercial structures on the project site, nor is the project site located within a historic neighborhood or district. No impacts are anticipated.

c) The project will ultimately result in the construction of 164 apartment units, and would not impact cultural facilities such as the Smiley Library, Redlands Bowl, Lincoln Shrine, Joslyn Center, Community Center, etc. The development will provide revenue to the City through increased property tax assessment generated by the future homes which may assist in the operation of some cultural facilities. Thus, the project will not have an adverse impact to cultural facilities.

d) No part of this project has the potential to affect unique ethnic cultural values. No impacts are anticipated.

e) No part of this project has the potential to affect existing religious facilities. No impacts are anticipated.

f) No religious facilities are located within the project site. The project is located to the north of an existing church, which abuts a portion of the project on the south. The development of the proposed project will not result in impacts to existing religious

facilities or restrict religious uses. The project's circulation and operations will not require access to the church property and the project will not inhibit access to the church property. The project will not create any impact in relation to this issue.

The project would not cause a substantial adverse change in the significance of a tribal cultural resource, as defined in Public Resources Code section 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 the property is not 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).

Issues and Supporting Information Sources:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
9. PARK FACILITIES & RECREATIONAL PROGRAMS. Will the proposal result in:				
a) Increases in use or demand for park facilities or programs to include manpower, facilities or equipment?	___	___	✓	___
b) A ratio of parkland to population which exceeds standards and or goals established by the General Plan?	___	___	✓	___

Park Facilities & Recreational Programs – Discussion

a, b) The current standard for the City of Redlands parkland and open recreational space is 5.0 acres per 1,000 residents. The project is expected to generate 431 new residents, which could cause an increase in the use of parkland in Redlands. The closest park to the project site is Heritage Park, located 0.30 mile from the site, followed by Jennie Davis Park, which is approximately 0.96 mile from the site. General Plan buildout would create a demand for 55 acres of new parkland at the standard ratio of 5 acres per 1,000 residents (City of Redlands, 2017e). The project will pay all associated development impact fees in relation to parks. Additionally, the project is part of a development with existing recreational amenities for the residents on site, including a clubhouse with gym, yoga and Pilates studio, and game room, as well as outdoor recreational amenities, including a 1,920-square-foot outdoor swimming pool, an 87-square-foot hot tub, an outdoor fireplace, a walking trail, and an outdoor lounge and BBQ area. These amenities, as well as the payment of development impact fees, could serve to reduce impacts on public recreational amenities. Because the project would be consistent with Redlands General Plan 2035 buildout, development of park facilities would accommodate the anticipated increase in population, and impacts to parks would be less than significant.

Issues and Supporting Information Sources:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
10. LAND USE COMPATIBILITY. Would the proposal result in:				
a) Land uses that are not compatible or consistent with the General Plan?				✓
b) Economic impacts on businesses and small property owners from a project				✓
c) Physical separation or division of an existing community				✓
d) Loss of jobs for the community?				✓
e) Overcrowding of housing?			✓	

Land Use Compatibility – Discussion

a) The project is located within the Medium Density Residential General Plan land use designation and IS zoned EV/2500 (Multiple Family). The project is proposing to develop with a density of 22.5 units per acre, which is allowable based upon the future approval of a Density Bonus Agreement.

b) The proposed project is consistent with the General Plan Land Use Designation Medium Density Residential. Ultimately, a total of 164 apartment units will be developed on the site. The design of the project includes a use and density consistent with nearby residential development. There are no commercial or industrial uses proposed which would create an economic impact related to local businesses or small properties. No detrimental economic impacts on businesses or small property owners are anticipated.

c) The project site has existing residential neighborhoods immediately adjacent to the site. The project will be constructed as an infill portion of vacant land within an existing development. The project will continue the trend of multiple-family residential uses along Orange Avenue and in no way will physically divide or separate the existing community. No impacts are anticipated.

d) The proposed project would be consistent with the General Plan Land Use Designation. This type of development is consistent with the residential nature of the surrounding development. The eventual construction of the project will create jobs,

which will not result in the loss of jobs to the community. No impacts are anticipated.

e) The project does not have the potential to result in overcrowding of the current housing stock within the City. The project will construct up to 164 residential units as a second phase of The Venue at Orange apartments project which is was previously constructed with 328 units. The proposed project will be constructed on a vacant portion of the Venue at Orange apartments. No impacts are anticipated.

Issues and Supporting Information Sources:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
11. SCHOOLS. Would the proposal result in:				
a) Creating an overcapacity in schools?	—	—	✓	—
b) The need for additional school facilities or equipment?	—	—	✓	—
c) Land uses not consistent with or compatible with existing educational facilities in community?	—	—	✓	—
d) Social or academic impacts on students resulting from school closures.	—	—	✓	—

Schools – Discussion

a-d) The nearest schools to the project site include the Grove School Farm Campus (approximately 106 feet southwest), Barton Road KinderCare (approximately 528 feet south), the Montessori School (approximately 686 feet west), Grove High School (located approximately 686 feet west-northwest), and the Barton House Playschool (approximately 1,267 feet southwest). The project would result in a significant environmental impact if new or physically altered public education facilities would need to be built to maintain acceptable performance objects for public education. The project site is located within the Redlands Unified School District (RUSD). The project would be subject to the school fees in effect at the time of development, as required for all new residential development under Senate Bill 50. Because the project developer will pay all associated development impact fees to offset impacts on schools, impacts to school services are considered less than significant.

TABLE 1
CITY OF REDLANDS : MODEL
LAND USE SUMMARY:
FISCAL IMPACT ANALYSIS

LAND USE	YEAR 1 2025	YEAR 2 2026	YEAR 3 2027	YEAR 4 2028	YEAR 5 2029	YEAR 6 2030	YEAR 7 2031	YEAR 8 2032	YEAR 9 2033	YEAR 10 2034	TOTAL	
RESIDENTIAL UNITS												
RURAL LIVING (0.2 - 0.4 du/acre)	0	0	0	0	0	0	0	0	0	0	0	
VERY-LOW-DENSITY RESIDENTIAL (0 - 2.7 du/acre)	0	0	0	0	0	0	0	0	0	0	0	
LOW-DENSITY RESIDENTIAL (0 - 6.0 du/acre)	0	0	0	0	0	0	0	0	0	0	0	DEVELOPER
LOW-MEDIUM-DENSITY RESIDENTIAL (0 - 8.0 du/acre)	0	0	0	0	0	0	0	0	0	0	0	
MEDIUM-DENSITY RESIDENTIAL (0 - 15.0 du/acre)	164	0	0	0	0	0	0	0	0	0	164	
HIGH DENSITY (0 - 27.0 du/acre)	0	0	0	0	0	0	0	0	0	0	0	
TOTAL, RESIDENTIAL UNITS	164	0	0	0	0	0	0	0	0	0	164	
CUMULATIVE, RESIDENTIAL UNITS	164	164	164	164	164	164	164	164	164	164	NA	
PROJECT RESIDENTS /1												
RURAL LIVING (0.4 - 0.2 du/acre)	0	0	0	0	0	0	0	0	0	0	0	
VERY-LOW-DENSITY RESIDENTIAL (0 - 2.7 du/acre)	0	0	0	0	0	0	0	0	0	0	0	
LOW-DENSITY RESIDENTIAL (0 - 6.0 du/acre)	0	0	0	0	0	0	0	0	0	0	0	
LOW-MEDIUM-DENSITY RESIDENTIAL (0 - 8.0 du/acre)	0	0	0	0	0	0	0	0	0	0	0	
MEDIUM-DENSITY RESIDENTIAL (0 - 15.0 du/acre)	459	0	0	0	0	0	0	0	0	0	459	
HIGH DENSITY (0 - 27 du/acre)	0	0	0	0	0	0	0	0	0	0	0	
TOTAL, PROJECT RESIDENTS	459	0	0	0	0	0	0	0	0	0	459	
CUMULATIVE, PROJECT RESIDENTS	459	459	459	459	459	459	459	459	459	459	NA	
CUMULATIVE PROJECT ACREAGE /2												
RURAL LIVING (0.4 - 0.2 du/acre)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	
VERY-LOW-DENSITY RESIDENTIAL (0 - 2.7 du/acre)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	
LOW-DENSITY RESIDENTIAL (0 - 6.0 du/acre)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	
LOW-MEDIUM-DENSITY RESIDENTIAL (0 - 8.0 du/acre)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	
MEDIUM-DENSITY RESIDENTIAL (0 - 15.0 du/acre)	524.80	524.80	524.80	524.80	524.80	524.80	524.80	524.80	524.80	524.80	NA	
HIGH DENSITY (0 - 27 du/acre)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	
CUMULATIVE, PROJECT ACREAGE	524.80	524.80	524.80	524.80	524.80	524.80	524.80	524.80	524.80	524.80	NA	
LAND NON-RESIDENTIAL ACRES, ANNUAL /3												
RETAIL	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
INDUSTRIAL	0.0	0	0	0	0	0	0	0	0	0	0.0	
OTHER NON-RESIDENTIAL	0	0	0	0	0	0	0	0	0	0	0.0	
ANNUAL TOTAL, NON-RESIDENTIAL	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
LAND NON-RESIDENTIAL ACRES, CUMULATIVE												
RETAIL	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	NA	
INDUSTRIAL	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	NA	
OTHER NON-RESIDENTIAL	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	NA	
CUMULATIVE TOTAL, NON-RESIDENTIAL	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	NA	
LAND NON-RESIDENTIAL EDU'S, CUMULATIVE /4												
RETAIL	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	NA	
INDUSTRIAL	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	NA	
OTHER NON-RESIDENTIAL	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	NA	
CUMULATIVE TOTAL, NON-RESIDENTIAL EDU'S	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	NA	
BUILDING NON-RESIDENTIAL SQ.FT., ANNUAL												
RETAIL	0	0	0	0	0	0	0	0	0	0	0	
INDUSTRIAL	0	0	0	0	0	0	0	0		0	0	
OTHER NON-RESIDENTIAL		0	0	0	0	0	0	0	0	0	0	
ANNUAL TOTAL, NON-RESIDENTIAL	0	0	0	0	0	0	0	0	0	0	0	
BUILDING NON-RESIDENTIAL SQ.FT., CUMULATIVE												
RETAIL	0	0	0	0	0	0	0	0	0	0	NA	
INDUSTRIAL	0	0	0	0	0	0	0	0	0	0	NA	
OTHER NON-RESIDENTIAL	0	0	0	0	0	0	0	0	0	0	NA	
CUMULATIVE TOTAL, NON-RESIDENTIAL	0	0	0	0	0	0	0	0	0	0	NA	

SHADED CELLS ARE VARIABLE ASSUMPTIONS OR INPUTS UNIQUE TO THE PROJECT.

NOTES:

1. Average number of residents per Dwelling Unit ("DU") provided by the California Department of Finance.
   Residents per DU = 2.801 OTHER

2. Assumes residential acreage per unit of the following:

Rural Living (less than 0.2 - 0.4 du/acre)	NA	
Very-Low-Density Residential (0 - 2.7 du/acre)	N/A	
Low-Density Residential (0 - 6.0 du/acre)	NA	
Low-Medium-Density Residential (0 - 8.0 du/acre)	NA	DEVELOPER
Medium-Density Residential (0 - 15.0 du/acre)	3.20	
High Density (0 - 27.0 du/acre)	NA	

3. Assumes average non-residential site coverage of the following (based on the General Plan):

Retail	0.0%	
Industrial	0.0%	
Other Non-Residential	0.0%	DEVELOPER

4. Assumes non-residential equivalent dwelling units of the following:
   EDUs per acre = 6.0 OTHER

GENERAL PLAN BUILDOUT	PROJ. Sq. Ft.*	F.A.R.*	Projected Acreage	
RETAIL	8,646,200	0.30	661.63	
INDUSTRIAL	10,048,400	0.40	576.70	OTHER
OTHER NON-RESIDENTIAL	21,641,990	0.45	1,104.07	
	40,336,590		2,342.40	

*As disclosed in the General Plan

Typical Home Size: 2,682 OTHER
Estimated Equivalency: 6.42

TABLE 2
CITY OF REDLANDS : MODEL
LAND USE SUMMARY:
FISCAL IMPACT ANALYSIS

ASSESSED VALUATION ASSUMPTIONS		
RESIDENTIAL		
RURAL LIVING ASSESSED VALUE	$0	
VERY-LOW-DENSITY ASSESSED VALUE	$0	
LOW-DENSITY ASSESSED VALUE	$0	DEVELOPER
LOW-MEDIUM-DENSITY ASSESSED VALUE	$0	
MEDIUM-DENSITY ASSESSED VALUE	$318,828	
HIGH DENSITY ASSESSED VALUE	$0	
NON-RESIDENTIAL		
RETAIL ASSESSED VALUE	$0.00	
INDUSTRIAL ASSESSED VALUE	$0.00	
OTHER NON-RESIDENTIAL ASSESSED VALUE	N/A	DEVELOPER

SECURED PROPERTY TAX ASSUMPTIONS		
NET APPORTIONMENT FACTORS AS A FRACTION OF 1.0% TAX RATE		
PROPERTY TAXES PASSED THROUGH TO CITY /1	20.00%	CITY

1. Based on amount disclosed in the adopted 1998-99 budget.

UNSECURED PROPERTY TAX ASSUMPTIONS		
RESIDENTIAL:		
UNSECURED TAXES AS A % OF SECURED	2.75%	CITY
NON-RESIDENTIAL:		
UNSECURED TAXES AS A % OF SECURED	10.00%	

FISCAL YEAR ($s x1,000) end of:	YEAR 1 2025	YEAR 2 2026	YEAR 3 2027	YEAR 4 2028	YEAR 5 2029	YEAR 6 2030	YEAR 7 2031	YEAR 8 2032	YEAR 9 2033	YEAR 10 2034
SECURED ASSESSED VALUE CALCULATION:										
ANNUAL ASSESSED VALUES (YEARLY INCREASE)										
RESIDENTIAL										
RURAL LIVING	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
VERY-LOW-DENSITY RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
LOW-DENSITY RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
LOW-MEDIUM-DENSITY RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MEDIUM-DENSITY RESIDENTIAL	$52,288	$0	$0	$0	$0	$0	$0	$0	$0	$0
HIGH DENSITY RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL RESIDENTIAL	$52,288	$0	$0	$0	$0	$0	$0	$0	$0	$0
NON-RESIDENTIAL										
RETAIL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
INDUSTRIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
OTHER NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL YEARLY VALUATION INCREASE:	$52,288	$0	$0	$0	$0	$0	$0	$0	$0	$0
CUMULATIVE ASSESSED VALUES										
RESIDENTIAL										
RURAL LIVING	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
VERY-LOW-DENSITY RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
LOW-DENSITY RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
LOW-MEDIUM-DENSITY RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MEDIUM-DENSITY RESIDENTIAL	$52,288	$52,288	$52,288	$52,288	$52,288	$52,288	$52,288	$52,288	$52,288	$52,288
HIGH DENSITY RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL RESIDENTIAL	$52,288	$52,288	$52,288	$52,288	$52,288	$52,288	$52,288	$52,288	$52,288	$52,288
NON-RESIDENTIAL										
RETAIL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
INDUSTRIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
OTHER NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL CUMULATIVE ASSESSED VALUE	$52,288	$52,288	$52,288	$52,288	$52,288	$52,288	$52,288	$52,288	$52,288	$52,288
SECURED PROPERTY TAX REVENUE CALCULATION:										
CITY OF REDLANDS										
RESIDENTIAL	$105	$105	$105	$105	$105	$105	$105	$105	$105	$105
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL SECURED TAX REVENUES TO CITY	$105	$105	$105	$105	$105	$105	$105	$105	$105	$105
UNSECURED PROPERTY TAX REVENUE CALCULATION:										
CITY OF REDLANDS										
RESIDENTIAL	$3	$3	$3	$3	$3	$3	$3	$3	$3	$3
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL UNSECURED TAX REVENUES TO CITY	$3	$3	$3	$3	$3	$3	$3	$3	$3	$3
TOTAL PROPERTY TAXES TO CITY	$107	$107	$107	$107	$107	$107	$107	$107	$107	$107

TABLE 3
CITY OF REDLANDS : MODEL
LAND USE SUMMARY:
FISCAL IMPACT ANALYSIS

RESIDENTIAL INDIRECT SALES TAX GENERATION ASSUMPTIONS		
AVERAGE HOUSEHOLD INCOME ASSUMPTIONS:		
WEIGHTED AVERAGE RESIDENTIAL PRICE	$318,828	
AVERAGE RESIDENTIAL MORTGAGE (20% DOWN)	$255,062	
ANNUAL MORTGAGE PAYMENTS @ 6.50% & 30 YEARS	$19,346	CITY
AVG. HOUSEHOLD INCOME (3:1 INCOME/PAYMENT RATIO):	$58,038	
RETAIL TAXABLE EXPENDITURE (% OF INCOME):	25.0%	
PROJECT RESIDENTS' PURCHASES OUTSIDE PROJECT AND WITHIN INCORPORATED CITY:	50.0%	

BUSINESS DIRECT SALES & USE TAX GENERATION ASSUMPTIONS		
SALES TAXES PASSED THROUGH TO CITY, APPLIED TO COSTS: /1	1.00%	CITY
MEASURE 'I' TAXES PASSED THROUGH TO TRANSIT AUTHORITY	0.00%	
LOCAL TRANSPORTATION SALES TAXES	0.00%	
DISPLACED EXISTING CITY SALES TAX	33.33%	
PROJECT RETAIL TAXABLE SALES PER SQ. FT:		
RETAIL	$0.00	
INDUSTRIAL	$0.00	
OTHER NON-RESIDENTIAL	0	

PROPERTY TRANSFER TAX ASSUMPTIONS		
RESIDENTIAL PROPERTY TURNOVER RATE	10.00%	CITY
BUS & COM PROPERTY TURNOVER RATE	5.00%	
TRANSFER TAX AS A % OF RESALE DOLLAR	0.11%	
PROPERTY TRANSFER TAX PASSED THROUGH TO CITY	50.00%	

1. Based on amount passed through to city in the adopted 1997-98 budget.

FISCAL YEAR ($s x1,000) end of:	YEAR 1 2025	YEAR 2 2026	YEAR 3 2027	YEAR 4 2028	YEAR 5 2029	YEAR 6 2030	YEAR 7 2031	YEAR 8 2032	YEAR 9 2033	YEAR 10 2034
SALES & USE TAX REVENUE CALCULATION (CUMULATIVE):										
INDIRECT SALES TAX GENERATION										
RESIDENTIAL TAXABLE EXPENDITURES	$2,380	$2,380	$2,380	$2,380	$2,380	$2,380	$2,380	$2,380	$2,380	$2,380
TOTAL TAXABLE PURCHASES WITHIN CITY	$1,190	$1,190	$1,190	$1,190	$1,190	$1,190	$1,190	$1,190	$1,190	$1,190
RESIDENTIAL SALES TAX GENERATION	$12	$12	$12	$12	$12	$12	$12	$12	$12	$12
DIRECT SALES TAX GENERATION										
RETAIL TAXABLE SALES	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
INDUSTRIAL TAXABLE SALES	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
OTHER NON-RESIDENTIAL TAXABLE SALES	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
SUB-TOTAL DIRECT TAXABLE SALES	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
LESS: DISPLACED EXISTING CITY SALES TAX	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL DIRECT TAXABLE SALES	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL DIRECT SALES TAX GENERATION	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL PROJECT SALES & USE TAX REVENUES, APPLIED TO COSTS	$12	$12	$12	$12	$12	$12	$12	$12	$12	$12
RESIDENTIAL MEASURE 'I' SALES TAXES	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NON-RESIDENTIAL MEASURE 'I' SALES TAXES	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RESIDENTIAL LOCAL TRANSPORTATION SALES TAXES	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NON-RESIDENTIAL LOCAL TRANSPORTATION SALES TAXES	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL PROJECT SALES & USE TAX REVENUES, FOR TRANSPORTATION	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
PROPERTY TRANSFER TAX CALCULATION (CUMULATIVE):										
RESIDENTIAL PROPERTY TRANSFER TAXES	$2.88	$2.88	$2.88	$2.88	$2.88	$2.88	$2.88	$2.88	$2.88	$2.88
NON-RESIDENTIAL PROPERTY TRANSFER T AXES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TOTAL ANNUAL PROPERTY TRANSFER TAXES	$3	$3	$3	$3	$3	$3	$3	$3	$3	$3

SHADED CELLS ARE VARIABLE ASSUMPTIONS OR INPUTS UNIQUE TO THE PROJECT.

TABLE 4
CITY OF REDLANDS : MODEL
LAND USE SUMMARY:
FISCAL IMPACT ANALYSIS

BUSINESS LICENSE FEE REVENUE		FRANCHISE FEES (PER CAPITA)			TRANSIENT OCCUPANCY TAX
RESIDENTIAL	NA		RESIDENTIAL	NON-RESIDENTIAL	NUMBER OF AVAILABLE HOTEL ROOMS
NON-RESIDENTIAL		TOTAL FRANCHISE	$16.71	$16.71	OCCUPANCY RATE
BUSINESS LICENSE FEES ARE CHARGED AT A RATE EQUAL					AVERAGE BILLING RATE PER ROOM
TO $12 FOR THE FIRST $5,000 IN GROSS SALES, PLUS $3					% PASSED THROUGH TO CITY
FOR EACH ADDITIONAL $5,000 INCREMENT IN GROSS SALES.					AVERAGE YEARLY OCCUPANCY REVENUES TO CITY

FISCAL YEAR	($s x1,000)	end of:	YEAR 1 2025	YEAR 2 2026	YEAR 3 2027	YEAR 4 2028	YEAR 5 2029	YEAR 6 2030	YEAR 7 2031	YEAR 8 2032	YEAR 9 2033	YEAR 10 2034
BUSINESS LICENSE FEE REVENUE												
RESIDENTIAL												
RURAL LIVING			NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
VERY-LOW-DENSITY RESIDENTIAL			NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
LOW-DENSITY RESIDENTIAL			NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
LOW-MEDIUM-DENSITY RESIDENTIAL			NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
MEDIUM-DENSITY RESIDENTIAL			NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
HIGH DENSITY RESIDENTIAL			NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
TOTAL RESIDENTIAL			NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
NON-RESIDENTIAL												
RETAIL			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
INDUSTRIAL			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
OTHER NON-RESIDENTIAL			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL NON-RESIDENTIAL			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL, BUSINESS LICENSE FEE REVENUE			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
FRANCHISE FEE REVENUE												
RESIDENTIAL FRANCHISE FEES			$7.677	$7.677	$7.677	$7.677	$7.677	$7.677	$7.677	$7.677	$7.677	$7.677
NON-RESIDENTIAL FRANCHISE FEES			$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000
TOTAL, FRANCHISE FEE REVENUE			$8	$8	$8	$8	$8	$8	$8	$8	$8	$8
TRANSIENT OCCUPANCY TAX REVENUE												
TOTAL, TRANSIENT OCCUPANCY TAX REVENUE			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

SHADED CELLS ARE VARIABLE ASSUMPTIONS OR INPUTS UNIQUE TO THE PROJECT.

TABLE 5
CITY OF REDLANDS : MODEL
OTHER REVENUE AND REVENUE SUMMARY
FISCAL IMPACT ANALYSIS

OTHER GENERAL REVENUES (PER CAPITA METHOD) /1	
OTHER TAXES /2	$10.86
OTHER REVENUES	$6.96
COMMUNITY DEVELOPMENT	NA
LIBRARY	NA
POLICE DEPARTMENT	NA
POLICE - ANIMAL CONTROL	NA
POLICE - RECREATION	NA
POLICE - SENIOR SERVICES	NA
FIRE	NA
PUBLIC WORKS	NA
SUBTOTAL, OTHER REVENUES PER CAPITA:	$17.83

INCOME FROM INVESTMENTS		
EFFECTIVE INTEREST	2.50%	OTHER

1. See Appendix for calculation of per capita multipliers. For items without values, a net cost technique is being employed.
2. Other Taxes includes Public Safety Sales Tax.

FISCAL YEAR ($s x1,000) end of:	YEAR 1 2025	YEAR 2 2026	YEAR 3 2027	YEAR 4 2028	YEAR 5 2029	YEAR 6 2030	YEAR 7 2031	YEAR 8 2032	YEAR 9 2033	YEAR 10 2034
PER CAPITA REVENUES										
OTHER TAXES										
RESIDENTIAL	$5	$5	$5	$5	$5	$5	$5	$5	$5	$5
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL, OTHER TAXES	$5	$5	$5	$5	$5	$5	$5	$5	$5	$5
OTHER REVENUES										
RESIDENTIAL	$3	$3	$3	$3	$3	$3	$3	$3	$3	$3
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL, OTHER LICENSES, PERMITS & FINES	$3	$3	$3	$3	$3	$3	$3	$3	$3	$3
COMMUNITY DEVELOPMENT										
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL, STATE REVENUES	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
LIBRARY										
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL, FEDERAL REVENUES	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
POLICE DEPARTMENT										
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL, CITY ATTORNEY	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
POLICE - ANIMAL CONTROL										
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL, ENGINEERING SERVICES	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
POLICE - RECREATION										
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL, FIRE DEPARTMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
POLICE - SENIOR SERVICES										
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL, JOSLYN CENTER	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
FIRE										
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL, LIBRARY	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
PUBLIC WORKS										
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL, PARKS	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL RESIDENTIAL PER CAPITA REVENUES	$8	$8	$8	$8	$8	$8	$8	$8	$8	$8
TOTAL NON-RESIDENTIAL PER CAPITA REVENUES	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL PER CAPITA REVENUES	$8	$8	$8	$8	$8	$8	$8	$8	$8	$8
TOTAL RESIDENTIAL CASE STUDY REVENUES	$130	$130	$130	$130	$130	$130	$130	$130	$130	$130
TOTAL NON-RESIDENTIAL CASE STUDY REVENUES	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL CASE STUDY REVENUES	$130	$130	$130	$130	$130	$130	$130	$130	$130	$130
RESIDENTIAL REV AVAILABLE FOR INV. INCOME	$138	$138	$138	$138	$138	$138	$138	$138	$138	$138
NON-RESIDENTIAL REV AVAILABLE FOR INV. INCOME	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL REVENUES AVAILABLE FOR INVESTMENT INCOME	$138	$138	$138	$138	$138	$138	$138	$138	$138	$138
RESIDENTIAL INVESTMENT INCOME	$3	$3	$3	$3	$3	$3	$3	$3	$3	$3
NON-RESIDENTIAL INVESTMENT INCOME	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL INVESTMENT INCOME	$3	$3	$3	$3	$3	$3	$3	$3	$3	$3

SHADED CELLS ARE VARIABLE ASSUMPTIONS OR INPUTS UNIQUE TO THE PROJECT.

TABLE 6
CITY OF REDLANDS : MODEL
POLICE DEPARTMENT, FIRE DEPARTMENT, PUBLIC WORKS & PER CAPITA COSTS
FISCAL IMPACT ANALYSIS

POLICE DEPARTMENT COSTS		
RESIDENTIAL CALLS	16,562	CITY
COST PER DWELLING UNIT	$295	
NON-RESIDENTIAL RETAIL CALLS	8,987	
COST PER BUILDING SQUARE FOOT	$0.47	
NON-RESIDENTIAL INDUSTRIAL CALLS	344	
COST PER BUILDING SQUARE FOOT	$0.02	
OTHER NON-RESIDENTIAL CALLS	7,948	
COST PER BUILDING SQUARE FOOT	$0.42	
MISCELLANEOUS CALLS /2	17,628	
TOTAL CALLS	51,469	

1. Based on Net Cost and number of calls to residential or non-residential properties.
2. Based on conversations with the Police Chief, these incidences are not related to residences or businesses in the City.

EXISTING DWELLING UNITS	25,984	CITY
EXISTING NON-RESIDENTIAL SQUARE FOOTAGE	8,824,690	

RESIDENTIAL FIRE DEPARTMENT COSTS [1]		
RESIDENTIAL CALLS	3,579	CITY
COST PER DWELLING UNIT	$168	
NON-RESIDENTIAL RETAIL CALLS	446	
COST PER BUILDING SQUARE FOOT	$0.06	
NON-RESIDENTIAL INDUSTRIAL CALLS	155	
COST PER BUILDING SQUARE FOOT	$0.02	
OTHER NON-RESIDENTIAL CALLS	1,459	
COST PER BUILDING SQUARE FOOT	$0.20	
MISCELLANEOUS CALLS /2	1,988	
TOTAL CALLS	7,627	

1. Based on Net Cost and number of calls to residential or non-residential properties.
2. Based on information from Fire Chief, these incidences are not related to residences or businesses in the City.

PUBLIC INFRASTRUCTURE REQUIREMENTS /1		
ROADS (LANE MILES)	0.0	DEVELOPER
TRAFFIC INTERSECTIONS REQUIRING SIGNALS	0.0	
AGGREGATE LANDSCAPING (ACRES)	0.0	
PARK ACREAGE (GROSS)	0.0	
STREET LIGHTS	0.0	
OPEN SPACE (ACRES)	0.0	
TRAILS (LINEAL MILE)	0.0	
STORM DRAINS (MILES)	0.0	

1. Infrastructure should exclude privately maintained facilities.

PUBLIC WORKS MAINTENANCE COSTS		
PAVEMENT MAINTENANCE PER LANE MILE /1	$5,000	CITY
STREET SWEEPING PER CURB MILE - ALL STREETS /1	$9	
TRAFFIC SIGNAL OPERATIONS & MAINTENANCE PER INTERSECTION /1	$5,560	
LANDSCAPE MAINTENANCE PER ACRE /1	$12,500	
PARK MAINTENANCE PER ACRE /1	$7,000	
STREET LIGHT MAINTENANCE COST PER LIGHT /1	$125	
OPEN SPACE MAINTENANCE PER ACRE /2	$125	
TRAIL MAINTENANCE PER LINEAL MILE /2	$500	
STORM DRAIN MAINTENANCE PER MILE /2	$750	

1. Based on consultations with the City of Redlands Public Works Department.
2. Based on consultant's experience.

CITY GENERAL GOVERNMENT COSTS*	
CITY COUNCIL	$174,090
CITY CLERK	$285,939
CITY MANAGER	$314,819
FINANCE	$605,155
CITY TREASURER	$2,875,064
CITY ATTORNEY	$1,159,167
TOTAL, CITY GENERAL GOVERNMENT COSTS	$5,414,234

*Costs have been reduced to reflect department specific revenues.

CITY GENERAL GOVERNMENT COSTS CONTINUED	
TOTAL CITY OPERATING BUDGET*	$49,046,241

*Excludes Debt Service, Utilities and Capital Improvements.

OVERHEAD AS A % OF OPERATING BUDGET	11.04%
OVERHEAD AS A % OF DIRECT COSTS	12.41%
OVERHEAD BY DEFINITION CAUSING NO COST	0.00%
OVERHEAD AS % OF DIRECT, AVERAGE	6.20%

OTHER NET COSTS (PER CAPITA METHOD) /1	
COMMUNITY DEVELOPMENT	$29.49
LIBRARY	$28.43

1. See Appendix for calculation of per capita multipliers.

FISCAL YEAR ($s x1,000) end of:	YEAR 1 2025	YEAR 2 2026	YEAR 3 2027	YEAR 4 2028	YEAR 5 2029	YEAR 6 2030	YEAR 7 2031	YEAR 8 2032	YEAR 9 2033	YEAR 10 2034
CITY DIRECT COSTS										
POLICE DEPARTMENT COSTS										
RESIDENTIAL	$48.380	$48.380	$48.380	$48.380	$48.380	$48.380	$48.380	$48.380	$48.380	$48.380
NON-RESIDENTIAL RETAIL	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000
NON-RESIDENTIAL INDUSTRIAL	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000
OTHER NON-RESIDENTIAL	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000
TOTAL, POLICE DEPARTMENT COSTS	$48.380	$48.380	$48.380	$48.380	$48.380	$48.380	$48.380	$48.380	$48.380	$48.380
FIRE DEPARTMENT COSTS										
RESIDENTIAL	$27.583	$27.583	$27.583	$27.583	$27.583	$27.583	$27.583	$27.583	$27.583	$27.583
NON-RESIDENTIAL RETAIL	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000
NON-RESIDENTIAL INDUSTRIAL	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000
OTHER NON-RESIDENTIAL	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000
TOTAL, FIRE DEPARTMENT COSTS	$27.583	$27.583	$27.583	$27.583	$27.583	$27.583	$27.583	$27.583	$27.583	$27.583
PUBLIC WORKS COSTS										
PAVEMENT MAINTENANCE	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000
STREET SWEEPING	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000
TRAFFIC SIGNAL OPERATION	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000
LANDSCAPE MAINTENANCE	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000
PARK MAINTENANCE	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000
STREET LIGHT MAINTENANCE	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000
OPEN SPACE MAINTENANCE	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000
TRAIL MAINTENANCE	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000
STORM DRAIN MAINTENANCE	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000
TOTAL, PUBLIC WORKS COSTS	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000
COMMUNITY DEVELOPMENT										
RESIDENTIAL	$13.546	$13.546	$13.546	$13.546	$13.546	$13.546	$13.546	$13.546	$13.546	$13.546
NON-RESIDENTIAL	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000
TOTAL, COMMUNITY DEVELOPMENT	$13.546	$13.546	$13.546	$13.546	$13.546	$13.546	$13.546	$13.546	$13.546	$13.546
LIBRARY										
RESIDENTIAL	$13.058	$13.058	$13.058	$13.058	$13.058	$13.058	$13.058	$13.058	$13.058	$13.058
NON-RESIDENTIAL	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000
TOTAL, LIBRARY	$13.058	$13.058	$13.058	$13.058	$13.058	$13.058	$13.058	$13.058	$13.058	$13.058
CITY DIRECT COSTS										
RESIDENTIAL	$74.984	$74.984	$74.984	$74.984	$74.984	$74.984	$74.984	$74.984	$74.984	$74.984
NON-RESIDENTIAL	$48.380	$48.380	$48.380	$48.380	$48.380	$48.380	$48.380	$48.380	$48.380	$48.380
TOTAL, CITY DIRECT COSTS	$123.364	$123.364	$123.364	$123.364	$123.364	$123.364	$123.364	$123.364	$123.364	$123.364
CITY GENERAL GOVERNMENT COSTS										
RESIDENTIAL	$4.652	$4.652	$4.652	$4.652	$4.652	$4.652	$4.652	$4.652	$4.652	$4.652
NON-RESIDENTIAL	$3.002	$3.002	$3.002	$3.002	$3.002	$3.002	$3.002	$3.002	$3.002	$3.002
TOTAL, CITY GENERAL GOVERNMENT COSTS	$7.654	$7.654	$7.654	$7.654	$7.654	$7.654	$7.654	$7.654	$7.654	$7.654

SHADED CELLS ARE VARIABLE ASSUMPTIONS OR INPUTS UNIQUE TO THE PROJECT.

TABLE 7
CITY OF REDLANDS : MODEL
FISCAL IMPACT ANALYSIS DETAILED SUMMARY

FISCAL YEAR ($s x1,000) end of:	YEAR 1 2025	YEAR 2 2026	YEAR 3 2027	YEAR 4 2028	YEAR 5 2029	YEAR 6 2030	YEAR 7 2031	YEAR 8 2032	YEAR 9 2033	YEAR 10 2034	% OF TOTAL
ONGOING REVENUES											
SECURED PROPERTY TAXES											
RESIDENTIAL	$105	$105	$105	$105	$105	$105	$105	$105	$105	$105	73.88%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
UNSECURED PROPERTY TAXES											
RESIDENTIAL	$3	$3	$3	$3	$3	$3	$3	$3	$3	$3	2.03%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TRANSFER PROPERTY TAXES											
RESIDENTIAL	$3	$3	$3	$3	$3	$3	$3	$3	$3	$3	2.03%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
SALES TAXES											
RESIDENTIAL	$12	$12	$12	$12	$12	$12	$12	$12	$12	$12	8.41%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
MEASURE 'I' SALES TAXES											
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
LOCAL TRANSPORTATION SALES TAXES											
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TRANSIENT OCCUPANCY TAX											
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
FRANCHISE FEE REVENUES											
RESIDENTIAL	$8	$8	$8	$8	$8	$8	$8	$8	$8	$8	5.42%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
BUSINESS LICENSE REVENUES											
RESIDENTIAL	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.00%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
OTHER TAXES											
RESIDENTIAL	$5	$5	$5	$5	$5	$5	$5	$5	$5	$5	3.53%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
OTHER REVENUES											
RESIDENTIAL	$3	$3	$3	$3	$3	$3	$3	$3	$3	$3	2.26%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
COMMUNITY DEVELOPMENT											
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
LIBRARY											
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
POLICE DEPARTMENT											
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
POLICE - ANIMAL CONTROL											
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
POLICE - RECREATION											
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
POLICE - SENIOR SERVICES											
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
FIRE											
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
PUBLIC WORKS											
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
INVESTMENT INCOME REVENUES											
RESIDENTIAL	$3	$3	$3	$3	$3	$3	$3	$3	$3	$3	2.44%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL RESIDENTIAL REVENUES	$142	$142	$142	$142	$142	$142	$142	$142	$142	$142	100.00%
TOTAL NON-RESIDENTIAL REVENUES	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL ON-GOING REVENUES	$142	$142	$142	$142	$142	$142	$142	$142	$142	$142	
ONGOING COSTS											
POLICE DEPARTMENT COSTS											
RESIDENTIAL	$48	$48	$48	$48	$48	$48	$48	$48	$48	$48	43.89%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
FIRE DEPARTMENT COSTS											
RESIDENTIAL	$28	$28	$28	$28	$28	$28	$28	$28	$28	$28	25.03%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
PUBLIC WORKS DEPARTMENT COST											
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
GENERAL GOVERNMENT COSTS											
RESIDENTIAL	$5	$5	$5	$5	$5	$5	$5	$5	$5	$5	4.22%
NON-RESIDENTIAL	$3	$3	$3	$3	$3	$3	$3	$3	$3	$3	2.72%
COMMUNITY DEVELOPMENT COSTS											
RESIDENTIAL	$14	$14	$14	$14	$14	$14	$14	$14	$14	$14	12.29%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
LIBRARY COSTS											
RESIDENTIAL	$13	$13	$13	$13	$13	$13	$13	$13	$13	$13	11.85%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL RESIDENTIAL COSTS	$107	$107	$107	$107	$107	$107	$107	$107	$107	$107	97.28%
TOTAL NON-RESIDENTIAL COSTS	$3	$3	$3	$3	$3	$3	$3	$3	$3	$3	2.72%
TOTAL ON-GOING COSTS	$110	$110	$110	$110	$110	$110	$110	$110	$110	$110	
ANNUAL RESIDENTIAL ONGOING SURPLUS/(DEFICIT)	$34	$34	$34	$34	$34	$34	$34	$34	$34	$34	
ANNUAL NON-RESIDENTIAL ONGOING SURPLUS/(DEFICIT)	($3)	($3)	($3)	($3)	($3)	($3)	($3)	($3)	($3)	($3)	
TOTAL ANNUAL ONGOING SURPLUS/(DEFICIT)	$31	$31	$31	$31	$31	$31	$31	$31	$31	$31	
ANNUAL RESIDENTIAL REVENUE/COST RATIO	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	
ANNUAL NON-RESIDENTIAL REVENUE/COST RATIO	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL ANNUAL REVENUE/COST RATIO	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	

TABLE 8a
LAND USE SUMMARY:
FISCAL IMPACT ANALYSIS SUMMARY (Residential Only))

FISCAL YEAR ($s x1,000) end of:	YEAR 1 2025	YEAR 2 2026	YEAR 3 2027	YEAR 4 2028	YEAR 5 2029	YEAR 6 2030	YEAR 7 2031	YEAR 8 2032	YEAR 9 2033	YEAR 10 2034
ONGOING REVENUES										
TOTAL RESIDENTIAL REVENUES	$141.5424	$141.5424	$141.5424	$141.5424	$141.5424	$141.5424	$141.5424	$141.5424	$141.5424	$141.5424
ONGOING COSTS										
TOTAL RESIDENTIAL COSTS	$107.2191	$107.2191	$107.2191	$107.2191	$107.2191	$107.2191	$107.2191	$107.2191	$107.2191	$107.2191
ANNUAL RESIDENTIAL ONGOING SURPLUS/(DEFICIT)	$34.3232	$34.3232	$34.3232	$34.3232	$34.3232	$34.3232	$34.3232	$34.3232	$34.3232	$34.3232
ANNUAL RESIDENTIAL REVENUE/COST RATIO	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32

TABLE 8b
LAND USE SUMMARY:
FISCAL IMPACT ANALYSIS SUMMARY (Commercial Only)

FISCAL YEAR ($s x1,000) end of:	YEAR 1 2025	YEAR 2 2026	YEAR 3 2027	YEAR 4 2028	YEAR 5 2029	YEAR 6 2030	YEAR 7 2031	YEAR 8 2032	YEAR 9 2033	YEAR 10 2034
ONGOING REVENUES										
TOTAL NON-RESIDENTIAL REVENUES	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000
ONGOING COSTS										
TOTAL NON-RESIDENTIAL COSTS	$3.0017	$3.0017	$3.0017	$3.0017	$3.0017	$3.0017	$3.0017	$3.0017	$3.0017	$3.0017
ANNUAL NON-RESIDENTIAL ONGOING SURPLUS/(DEFICIT)	($3.0017)	($3.0017)	($3.0017)	($3.0017)	($3.0017)	($3.0017)	($3.0017)	($3.0017)	($3.0017)	($3.0017)
ANNUAL NON-RESIDENTIAL REVENUE/COST RATIO	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

TABLE 8c
CITY OF REDLANDS : MODEL
FISCAL IMPACT ANALYSIS SUMMARY (MIXED)

FISCAL YEAR ($s x1,000) end of:	YEAR 1 2025	YEAR 2 2026	YEAR 3 2027	YEAR 4 2028	YEAR 5 2029	YEAR 6 2030	YEAR 7 2031	YEAR 8 2032	YEAR 9 2033	YEAR 10 2034	% OF TOTAL
ONGOING REVENUES											
TOTAL RESIDENTIAL REVENUES	$141.5424	$141.5424	$141.5424	$141.5424	$141.5424	$141.5424	$141.5424	$141.5424	$141.5424	$141.5424	100.00%
TOTAL NON-RESIDENTIAL REVENUES	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	0.00%
TOTAL ON-GOING REVENUES	$141.5424	$141.5424	$141.5424	$141.5424	$141.5424	$141.5424	$141.5424	$141.5424	$141.5424	$141.5424	
ONGOING COSTS											
TOTAL RESIDENTIAL COSTS	$107.2191	$107.2191	$107.2191	$107.2191	$107.2191	$107.2191	$107.2191	$107.2191	$107.2191	$107.2191	97.28%
TOTAL NON-RESIDENTIAL COSTS	$3.0017	$3.0017	$3.0017	$3.0017	$3.0017	$3.0017	$3.0017	$3.0017	$3.0017	$3.0017	2.72%
TOTAL ON-GOING COSTS	$110.2209	$110.2209	$110.2209	$110.2209	$110.2209	$110.2209	$110.2209	$110.2209	$110.2209	$110.2209	
ANNUAL RESIDENTIAL ONGOING SURPLUS/(DEFICIT)	$34.3232	$34.3232	$34.3232	$34.3232	$34.3232	$34.3232	$34.3232	$34.3232	$34.3232	$34.3232	
ANNUAL NON-RESIDENTIAL ONGOING SURPLUS/(DEFICIT)	($3.0017)	($3.0017)	($3.0017)	($3.0017)	($3.0017)	($3.0017)	($3.0017)	($3.0017)	($3.0017)	($3.0017)	
TOTAL ANNUAL ONGOING SURPLUS/(DEFICIT)	$31.3215	$31.3215	$31.3215	$31.3215	$31.3215	$31.3215	$31.3215	$31.3215	$31.3215	$31.3215	
ANNUAL RESIDENTIAL REVENUE/COST RATIO	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	
ANNUAL NON-RESIDENTIAL REVENUE/COST RATIO	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL ANNUAL REVENUE/COST RATIO	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	

TABLE 9
CITY OF REDLANDS : MODEL
SCHOOL FEE MITIGATION (SB 50)
FISCAL IMPACT ANALYSIS

RESIDENTIAL SCHOOL FEE MITIGATION

DEVELOPER FEE REVENUE PER SINGLE FAMILY DETACHED UNIT /1	$3,113
DEVELOPER FEE REVENUE PER MULTI-FAMILY ATTACHED UNIT /2	$1,431
DEVELOPER FEE REVENUE PER MOBILE HOME /3	$1,212

STUDENT GENERATION FACTORS

ELEMENTARY SCHOOL	
SFD	0.2260
MFA	0.1362
Mobile Home	0.1068
MIDDLE SCHOOL	
SFD	0.1310
MFA	0.0574
Mobile Home	0.0548
HIGH SCHOOL	
SFD	0.1690
MFA	0.0565
Mobile Home	0.0493

SCHOOL DIST

	Capacity	Acreage	SBE 50 fees
Elementary	600	10	$5,200
Middle School	1000	20	$5,500
High School	2200	50	$7,200

FISCAL YEAR ($s ×1,000) end of:	YEAR 1 2025	YEAR 2 2026	YEAR 3 2027	YEAR 4 2028	YEAR 5 2029	YEAR 6 2030	YEAR 7 2031	YEAR 8 2032	YEAR 9 2033	YEAR 10 2034	TOTAL	
CITY OF REDLANDS												
ANNUAL PROJECTED RESIDENTIAL DEVELOPMENT												
SFD	0	0	0	0	0	0	0	0	0	0	0	DEVELOPER
MFA	328	0	0	0	0	0	0	0	0	0	328	
Mobile Home	0	0	0	0	0	0	0	0	0	0	0	
STUDENT PROJECTIONS												
ELEMENTARY												
SFD	0	0	0	0	0	0	0	0	0	0	0	
MFA	44.6736	0	0	0	0	0	0	0	0	0	45	
Mobile Home	0	0	0	0	0	0	0	0	0	0	0	
MIDDLE SCHOOL												
SFD	0	0	0	0	0	0	0	0	0	0	0	
MFA	18.8272	0	0	0	0	0	0	0	0	0	19	
Mobile Home	0	0	0	0	0	0	0	0	0	0	0	
HIGH SCHOOL												
SFD	0	0	0	0	0	0	0	0	0	0	0	
MFA	18.532	0	0	0	0	0	0	0	0	0	19	
Mobile Home	0	0	0	0	0	0	0	0	0	0	0	
ANNUAL SCHOOL FEE MITIGATION												
ELEMENTARY												
SFD	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0		
MFA	$232,303	$0	$0	$0	$0	$0	$0	$0	$0	$0		
Mobile Home	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0		
									Total	$232,303		
MIDDLE SCHOOL												
SFD	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0		
MFA	$103,550	$0	$0	$0	$0	$0	$0	$0	$0	$0		
Mobile Home	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0		
									Total	$103,550		
HIGH SCHOOL												
SFD	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0		
MFA	$133,430	$0	$0	$0	$0	$0	$0	$0	$0	$0		
Mobile Home	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0		
									Total	$133,430		
TOTAL SCHOOL FEE MITIGATION												
SFD	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
MFA	$469,283	$0	$0	$0	$0	$0	$0	$0	$0	$0	$469,283	
Mobile Home	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
TOTAL	$469,283	$0	$0	$0	$0	$0	$0	$0	$0	$0		

THE VENUE AT ORANGE PROJECT PHASE 2

Exemption Checklist

Lead Agency:

City of Redlands
35 Cajon Street #200
Redlands, CA 92373

Project Applicant:

Miller Architectural Corporation
2358 University Ave. #33
San Diego, CA 92104

ENVIRONMENT | PLANNING | DEVELOPMENT SOLUTIONS, INC.

3333 Michelson Drive, Suite 500
Irvine, California 92612

June 2024

This page intentionally left blank.

Table of Contents

1 INTRODUCTION 4
1.1 PURPOSE OF NOTICE OF EXEMPTION 4
1.2 DOCUMENT ORGANIZATION 4
2 PROJECT SETTING 6
2.1 PROJECT LOCATION 6
2.2 EXISTING PROJECT SITE 6
2.3 EXISTING LAND USES AND REGULATORY SETTING OF THE PROJECT SITE 6
2.4 SURROUNDING LAND USES 6
3 PROJECT DESCRIPTION 18
3.1 PROJECT OVERVIEW 18
3.2 PROJECT FEATURES 18
3.3 GENERAL PLAN AND ZONING 18
3.4 CONSTRUCTION 20
3.1 DISCRETIONARY APPROVALS AND PERMITS 20
5 CLASS 32 INFILL EXEMPTION REQUIREMENTS 36
5.1 PROPOSED PROJECT CEQA EXEMPTION 36
5.2 EXCEPTIONS FOR EXEMPTIONS 51
4 REFERENCES 53

Figures

Figure 1: Regional Location 8
Figure 2: Local Vicinity 10
Figure 3: Project Aerial 12
Figure 4: Existing General Plan Designation 14
Figure 6: Conceptual Site Plan 22
Figure 7A-1: Elevations 24
Figure 7A-2: Elevations 26
Figure 7B-1: Elevations 28
Figure 7B-2: Elevations 30
Figure 7C-1: Elevations 32
Figure 8: Conceptual Landscape Plan 34

Tables

Table 1: Surrounding Existing Land Use and Zoning Designations 6
Table 2: Proposed Building Development Summary 18
Table 3: Proposed Residential Unit Development Summary 18
Table 4. Proposed Drainage Features 20

Table 5: Construction Schedule 21
Table 6: EV2500RM Development Standards 37
Table 7: Project Trip Generation 39
Table 8: Municipal Code Exterior Permitted Noise Levels 41
Table 9: Construction Reference Noise Levels 42
Table 10: Construction Equipment Noise Levels at the Nearest Sensitive Receptors 43
Table 11: Existing With Project Traffic Noise Level Increases 44
Table 12: Exterior Noise Level 44
Table 13: Proposed Townhomes Exterior to Interior Noise Reduction Rates 45
Table 14: Vibration Source Levels for Construction Equipment at 25 Feet 46
Table 15: Regional Construction Emissions 47
Table 16: Regional Operational Emissions 48
Table 17: Localized Construction Emissions 48
Table 18: Project Total GHG Emissions 49

Appendices

A. Trip Generation and VMT Screening Analysis

B. Noise Impact Analysis

C. Air Quality, Energy, and Greenhouse Gas Impact Analysis

D. Preliminary Water Quality Management Plan

E. Preliminary Drainage Report

F. Cultural Resources Assessment

1 INTRODUCTION

The Applicant for the Venue at Orange Project Phase 2 (proposed Project) is requesting approval from the City of Redlands to develop a 3.3-acre site within the city with three four-story residential buildings for a total of 164 dwelling units. The City of Redlands is the Lead Agency for the proposed Project. The Lead Agency will utilize this document as evidence that the proposed Project qualifies for the Class 32 Infill Development Projects Exemption, which is further described below.

1.1 PURPOSE OF NOTICE OF EXEMPTION

Article 19 of the California Environmental Quality Act (CEQA) Guidelines includes, as required by Public Resources Code Section 21084, a list of classes of projects which have been determined not to have a significant effect on the environment. This document demonstrates that the proposed Project qualifies for a CEQA Exemption as an Infill Development Project (Class 32 Exemption), consistent with the provisions of CEQA Guidelines Sections 15332 and 15300.2 and provides information for City decision-makers to find that the proposed Project is exempt under CEQA.

Pursuant to CEQA Guidelines Section 15332, the proposed Project qualifies for a Class 32 Exemption because it is: (1) consistent with the General Plan designation and policies and zoning regulations; (2) is located within the City limits, surrounded by urban uses and is less than 5 acres in size; (3) has no value for endangered, rare or threatened species; (4) would not result in any significant effects related to traffic, noise, air quality or water quality; and (5) can be adequately served by all required utilities and public services. Additionally, this document demonstrates that the proposed Project and its circumstances would not result in any exceptions identified in CEQA Guidelines Section 15300.2.

Existing Plans, Programs, or Policies (PPPs) and Project Design Features (PDFs)

Throughout the analysis of this document, reference is made to requirements that are applied to all development on the basis of federal, state, or local law. Existing Plans, Programs, or Policies are collectively identified in this document as PPPs. Where applicable, PPPs are listed to show their effect in reducing potential environmental impacts. The proposed Project incorporates various measures that serve to reduce potentially significant impacts. These measures are referred to as Project Design Features (PDFs) and are listed below.

1.2 DOCUMENT ORGANIZATION

This Class 32 Exemption Checklist includes the following sections:

Section 1. Introduction

Provides information about CEQA, its requirements for environmental review, and explains the Exemption Checklist that evaluates the potential impacts of the proposed Project to the physical environment.

Section 2. Project Setting

Provides information about the proposed Project's location, the Project site, and background.

Section 3. Project Description

Includes a description of the proposed Project's physical features and construction and operational characteristics.

Section 4. Discretionary Approvals

Describes anticipated approvals and permits needed for implementation of the proposed Project.

Section 5. Class 32 Infill Exemption Requirements

Includes the Exemption Checklist and evaluates the proposed Project's potential to result in significant adverse effects to the physical environment.

2 PROJECT SETTING

2.1 PROJECT LOCATION

The 3.3-acre Project site is located in the western portion of the City of Redlands, in the County of San Bernardino, at 1600 Orange Avenue. The site is located within Township 1 South, Range 3 West, San Bernadino Base and Meridian as shown on the Redlands, California 7.5-minute U.S. Geologic Survey (USGS) topographic map. Regional access to the Project site is provided by Interstate 10 (I-10) and Interstate 210 (I-210). The regional location of the Project site is shown in Figure 1, *Regional Location*.

The Project site is comprised of a portion of one parcel identified by Assessor's Parcel Numbers (APN): 0292-48-201. The Project site is bounded by single family residences to the west, a vacant lot to the south, single-family residences to the east, and multi-family residences to the north. Local access to the Project site is provided by Alabama Street and Orange Avenue. The Project vicinity and surrounding area is shown in Figure 2, *Local Vicinity*.

2.2 EXISTING PROJECT SITE

The Project site is comprised of one parcel encompassing approximately 3.3 acres of land. The site is generally flat with elevations ranging from approximately 1,215 to 1,240 feet above mean sea level. The Project site is currently vacant and heavily disturbed from grading activities associated with the residential development to the north. Multiple ornamental trees exist along the southern portion of the Project site. Existing conditions of the Project site and adjacent uses are shown in Figure 3, *Project Aerial*.

2.3 EXISTING LAND USES AND REGULATORY SETTING OF THE PROJECT SITE

The Project site has a City of Redlands General Plan land use designation of Medium Density Residential, which allows for densities of up to 15 units per acre, as shown on Figure 4, *Existing General Plan Designation*. The Medium Density Residential designation is intended for attached, detached, and/or mixed residential uses with a range of densities and housing types. These housing types may include detached single-family dwellings with one or more dwellings per lot, two-family attached dwellings, and multi-family (three or more) attached dwellings.

The Project site is also within the East Valley Corridor Specific Plan and is zoned as Multiple Family Residential-2500 District (EV2500RM), as shown on Figure 5, *Existing Zoning*. This zoning district allows up to 15 dwelling units per acre. Allowed uses include multiple-family dwellings as one structure or a group of structures. No groups of single-family detached dwelling units are allowed. In addition, agriculture as a continuation of the existing land use is permitted.

2.4 SURROUNDING LAND USES

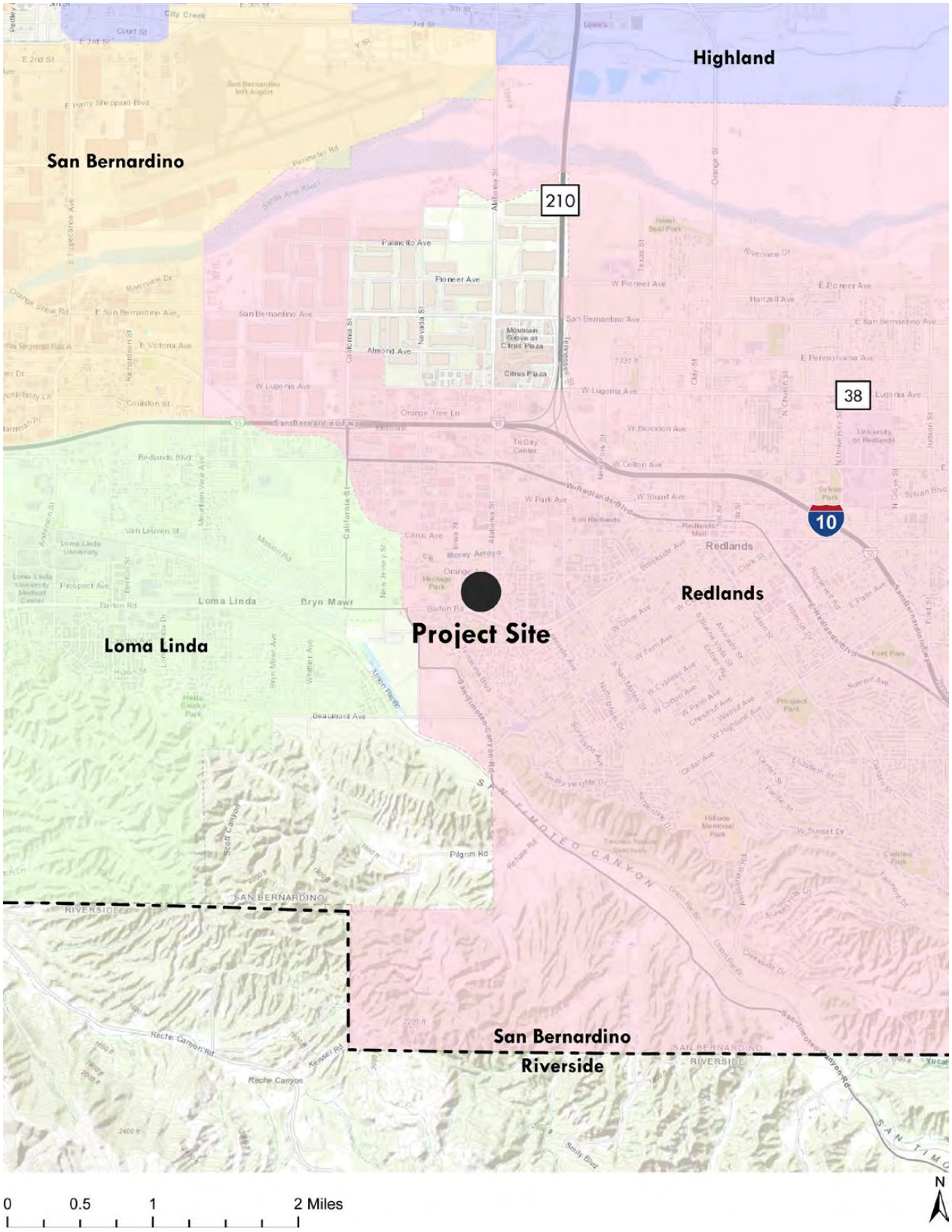
The Project site is located within a developing area within the City of Redlands as described in Table 1 below:

Table 1: Surrounding Existing Land Use and Zoning Designations

	Existing Land Use	General Plan Designation
North	Multi-Family Residences	Medium Density Residential
East	Single Family Residences	Office
South	Vacant land	Office
West	Single Family Residences	Medium Density Residential

This page intentionally left blank.

Regional Location

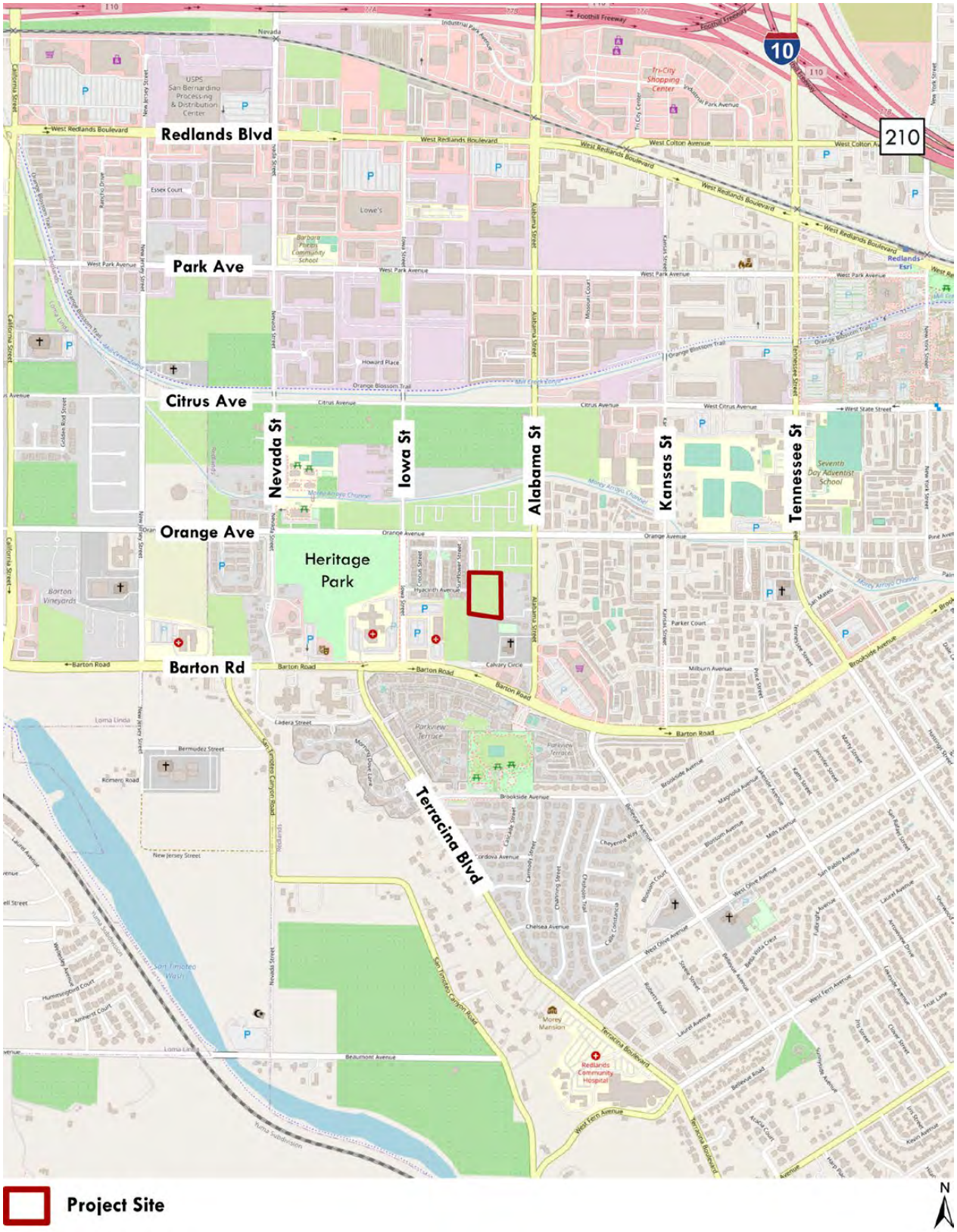


The Venue at Orange Project Phase 2
City of Redlands

Figure 1

This page was intentionally left blank.

Local Vicinity



This page was intentionally left blank.

Project Aerial

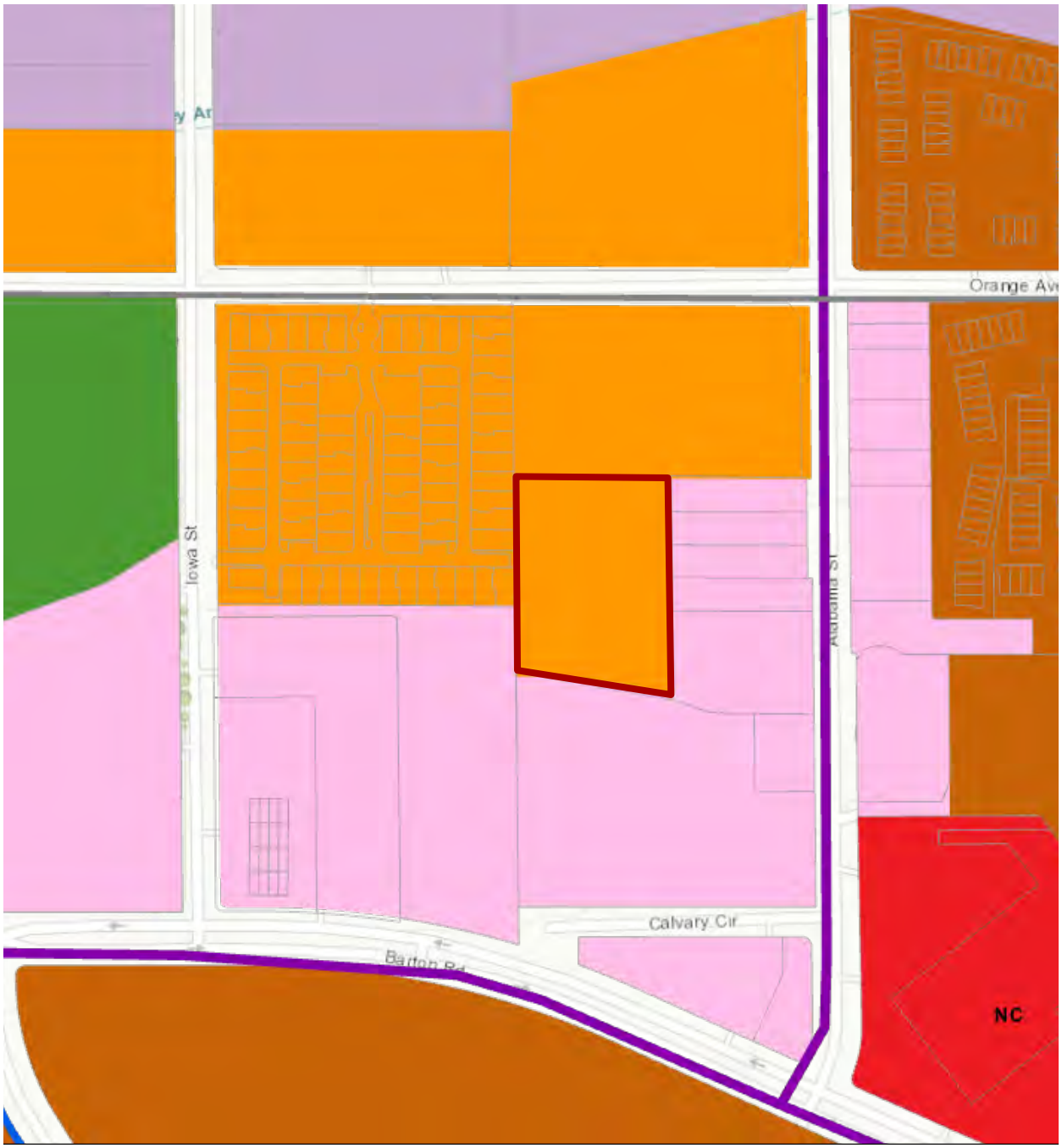


The Venue at Orange Project Phase 2
City of Redlands

Figure 3

This page was intentionally left blank.

Existing General Plan Designation



Project Site

Medium Density Residential

Office

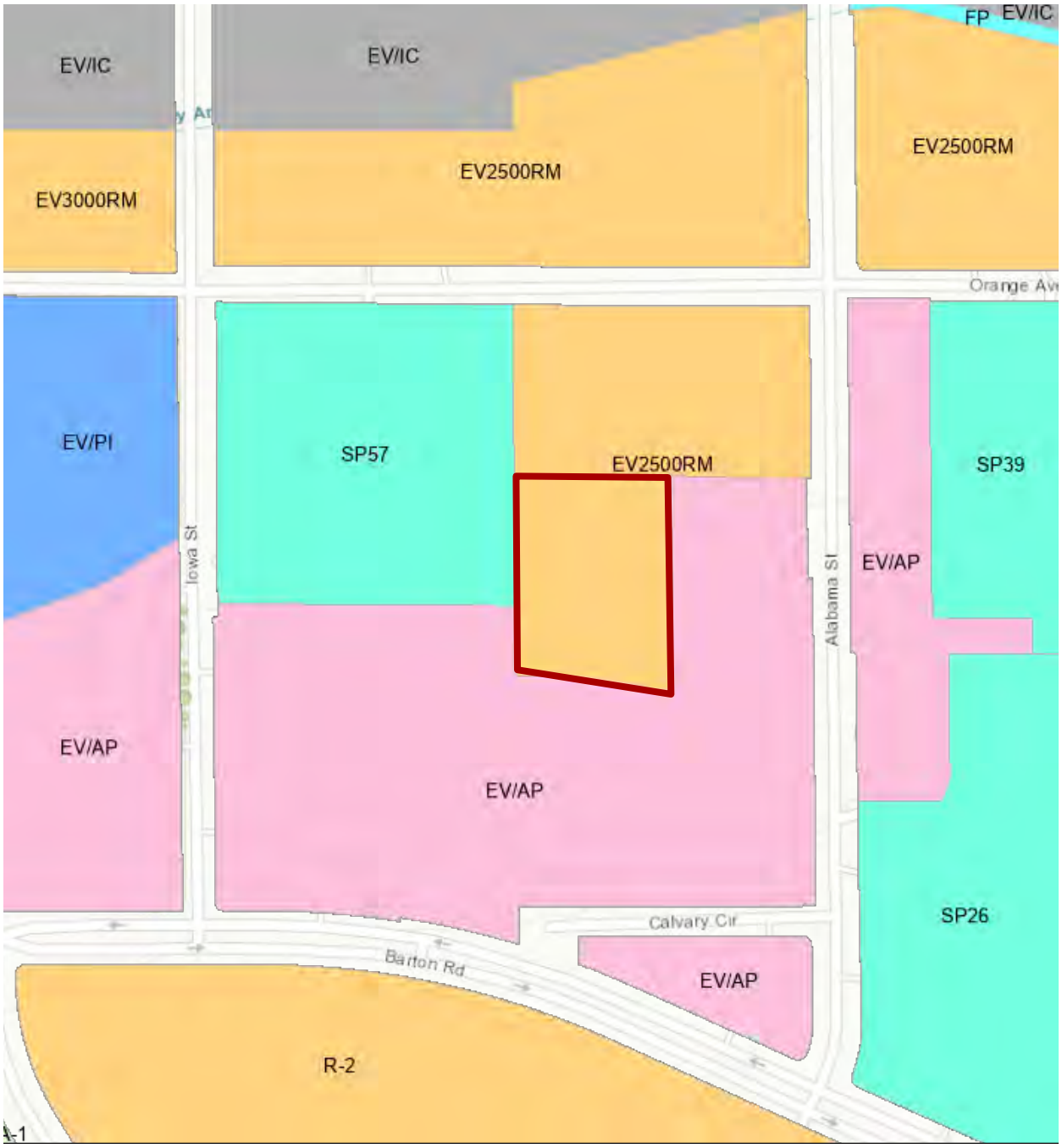
Parks/Golf Courses

High Density Residential

N

This page intentionally left blank.

Existing Zoning



Project Site

EV2500RM - Multiple Family Residential -2500 District

SP57 - Specific Plan 57

EV/AP - Administrative Professional District

This page intentionally left blank.

3 PROJECT DESCRIPTION

3.1 PROJECT OVERVIEW

The proposed Project is within the site boundary of the previously approved Orange Avenue Luxury Apartments Project, State Clearinghouse Number 2019069016 (Approved Project). The Approved Project, which has been constructed to the north of the proposed Project, includes the development of 328 dwelling units on a 21.84-acre site. Under the Approved Project, the Project site was proposed to be developed with open space. The Project Applicant is seeking to develop the Project site, which consists of a 3.3-acre portion of the Approved Project site, with three four-story apartment buildings inclusive of 164 dwelling units. The proposed Project would restrict a total of 50 units (15 percent of the unit count of the Approved Project) within the Approved Project site for low-income affordable housing in exchange for the approval of a density bonus. The density bonus would allow for the construction of the proposed Project, which is equivalent to 50 percent of the Approved Project's total unit count. Thus, the proposed Project and Approved Project would total 492 units, resulting in a density of approximately 22.5 dwelling units per acre. The proposed Project also requires approval of a parcel map and commission review and approval. Figure 6, *Conceptual Site Plan* illustrates the Project as proposed.

3.2 PROJECT FEATURES

Development Summary

The proposed Project would develop the 3.3-acre site with three four-story buildings referred to as S3, S4, and S5. A total of 164 dwelling units would be constructed. Table 2 below summarizes the development characteristics of each building. The proposed Project would provide a total building footprint of 52,325 square feet (SF) which would result in a lot coverage of 36.2 percent. The approximate separation distance between each building would be as follows: 31 feet between S3 and S4, 71 feet between S4 and S5, and 80 feet between S3 and S5.

Approximate building setbacks would be as follows: 94 feet between the eastern property line and S3, 56 feet between the eastern property line and S5, 25 feet between the western property line and S4, and 29.5 feet between the western property line and S5.

Table 2: Proposed Building Development Summary

	Footprint (SF)	Total SF	Units/Floor	Total Units
Building S3	25,838	103,352	21	84
Building S4	7,665	30,660	5	20
Building S5	15,597	62,383	15	60

Four different residential plan options would be provided within the proposed Project. The proposed Project would provide 80 1-bedroom units and 84 2-bedroom units. The residential units would range in size from 674 SF to 1,158 SF. Table 3 below provides a summary of the proposed residential units.

Table 3: Proposed Residential Unit Development Summary

Unit Type #(Bed) + #(Bath)	Square Footage	Number of Units
Satsuma 1+1	674	80
Valencia 2+2 Corner	1,158	4
Valencia 2+2 Standard	1,045	80
Total	-	164

Architectural Design

The proposed four-story residences would be designed in Spanish style architecture with multi-level rooflines and a white and brown color scheme. The residences would incorporate stucco finishes, decorative corbels and railings, tiled roofs, stucco-finished trim, and archways in the exterior design. The tallest roof of the proposed residences would be approximately 51 feet, 9 inches in height. Building elevations are shown in Figures 7A-1 through 7C-1.

Recreation and Open Space

The proposed Project would include approximately 26,709 SF of common open space that would be provided in an open space recreational area on the site. The central community open space area would include a pool, hot tub, picnic tables, grills, and outdoor seating.

In addition, the proposed Project would include a total of 4,800 SF of private outdoor patio space and a total of 12,300 SF of private outdoor balcony space. Each ground floor patio would have a minimum of 150 SF of open space. The proposed Project would provide 43,809 SF of combined common and private outdoor living space.

Lighting

Outdoor lighting included as part of future development on the Project site would consist of LED light poles and LED bollards along the perimeter of the building and walkways, and within parking areas.

Access and Circulation

Reciprocal access to the Project site would be provided via one 33-feet and 3/8-inch-wide driveway on Orange Avenue, through the Approved Project site. A 30 foot-wide to 33-feet and 3/8-inch-wide drive aisle would provide internal circulation throughout the Project site and access to on-site parking. Pedestrian sidewalks would be installed to circulate the site and connect to the existing right of way along Orange Avenue.

Parking

The Project proposes a total of 132 automobile parking spaces, inclusive of 8 ADA accessible spaces, 6 electric vehicle (EV) charging and parking spaces, and 2 ADA EV parking spaces.

Landscaping

The Project proposes 43,106 SF of landscaping, which would cover approximately 30 percent of the site. The landscaping would consist of drought tolerant ornamental trees, shrubs, and groundcovers, primarily planted along the perimeter of the property and buildings. Figure 8, C*onceptual Landscape Plan*, illustrates the proposed landscaping.

Fences and Walls

The Project proposes to construct a 6-foot-high CMU wall along the southern and eastern perimeters of the site. The southern wall would be constructed to the north of the Zanja channel. A 6-foot-high CMU wall would also be constructed at the southwestern portion of the site, connecting to the existing 6-foot-high wall along the western boundary. Re

Infrastructure Improvements

Water
The proposed Project would install 4-inch onsite potable water lines and 10-inch onsite fire service lines that would connect to the existing 12-inch water mains within Orange Avenue and Alabama Street.

Sewer
The proposed Project would install 8-inch onsite sewer lines with 6-inch service lines that would connect to the existing 8-inch sewer main in Orange Avenue.

Drainage
The Project site would consist of three drainage management areas (DA-1 through DA-3). The proposed Project would install a total of six, 60-inch-diameter HDPE pipe infiltration basins at the northern, eastern, and southern portions of the property. DA-1 and DA-2 would each install three underground pipe infiltration basins. The basins would connect to the storm drains constructed by the Approved Project, referred to as Outlet 1 (24-inch to 30-inch) and Outlet 2 (24-inch). The basins within DA-1 would connect to Outlet 1, while the basins within DA-2 would connect to Outlet 2. Both Outlets would convey runoff to the existing 36-inch storm drain within Orange Avenue, which in turn flows to the existing 48-inch storm drain in Iowa Street. DA-3 would be left undeveloped, and runoff would be self-treated. A new 18-inch storm drain would be constructed along the western boundary of the site to convey flows from DA-3 to Outlet 2. Table 4 below summarizes the properties of the proposed drainage features.

Table 4. Proposed Drainage Features

BMP Type	Storage Capacity (cubic feet)
DA-1	
Infiltration Basin	1,395
Infiltration Basin	1,018
Infiltration Basin	1,386
DA-2	
Infiltration Basin	1,264
Underground Infiltration Chamber	1,481
Underground Infiltration Chamber	2,392
DA-3	
Self-Treating	-

3.3 GENERAL PLAN AND ZONING

The Project site has a City of Redlands General Plan land use designation of Medium Density Residential, which allows for densities of up to 15 units per acre. The Project site is also within the East Valley Corridor Specific Plan and is zoned as Multiple Family Residential-2500 District (EV2500RM). This zoning district allows up to 15 dwelling units per acre. The Applicant requested a density bonus consistent with State law for affordable housing. Approval of the density bonus would allow the Approved Project and proposed Project to exceed the allowed site density as described above. State law allows the City to approve an increase in density for affordable housing projects without requiring approval of a general plan amendment or zone change. With approval of the density bonus, the proposed Project would be consistent with the existing General Plan land use designation and zoning district.

3.4 CONSTRUCTION

Construction activities for the proposed Project would last approximately 20 months and in the following stages: (1) grading and excavation; (2) site preparation, which includes trenching for the new utilities and services; (3) building construction; and (4) landscape installation, paving, and application of architectural coatings. Project grading is anticipated to include approximately 22,000 cubic yards of excavation and 7,000 cubic yards of fill. An estimated 15,000 cubic yards of soil would be exported.

Construction is anticipated to begin in the fourth quarter of 2024. The proposed Project would open in 2025. Construction activities would be limited to the hours between 7:00 a.m. and 6:00 p.m., excluding Sundays and holidays, as pursuant to the City's Municipal Code Section 8.06.090.

Table 5: Construction Schedule

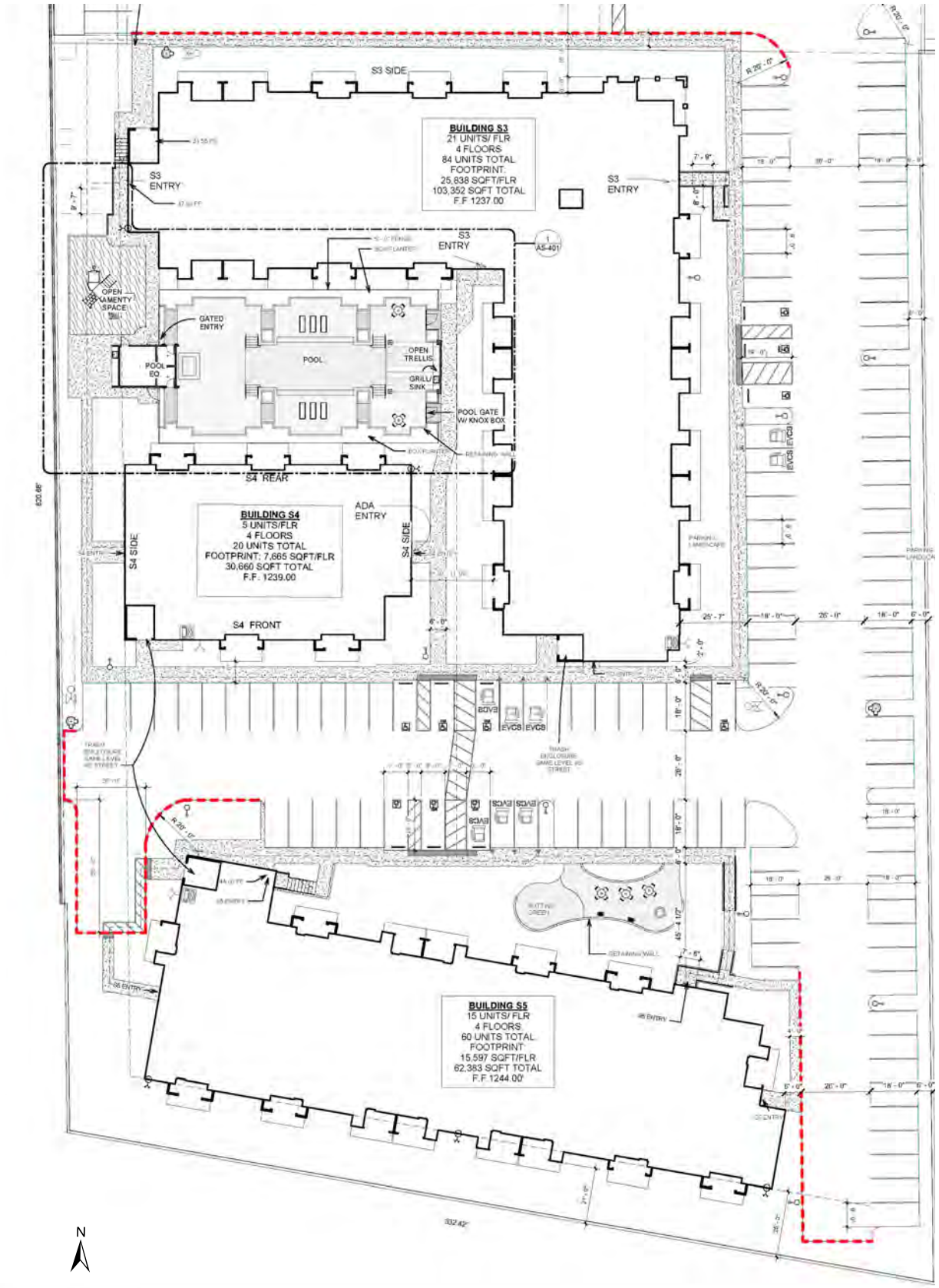
Construction Phase	Work Days
Grading	9
Building Construction	394
Paving	18
Architectural Coating	18

3.5 DISCRETIONARY APPROVALS AND PERMITS

The following discretionary approval and permits are anticipated from the City of Redlands to be necessary for implementation of the proposed Project:

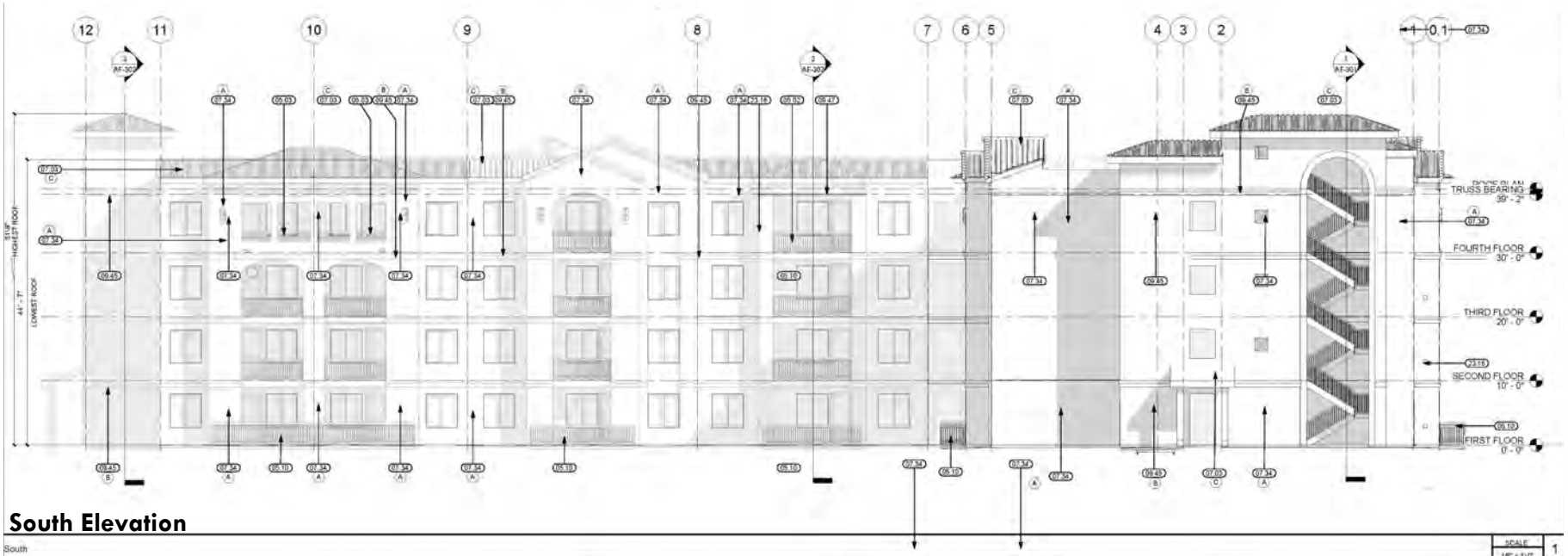
- Parcel Map
- Density Bonus Agreement
- Commission Review and Approval No. 914 Revision No. 1
- Socio-Economic Cost Benefit Study

Conceptual Site Plan



This page was intentionally left blank.

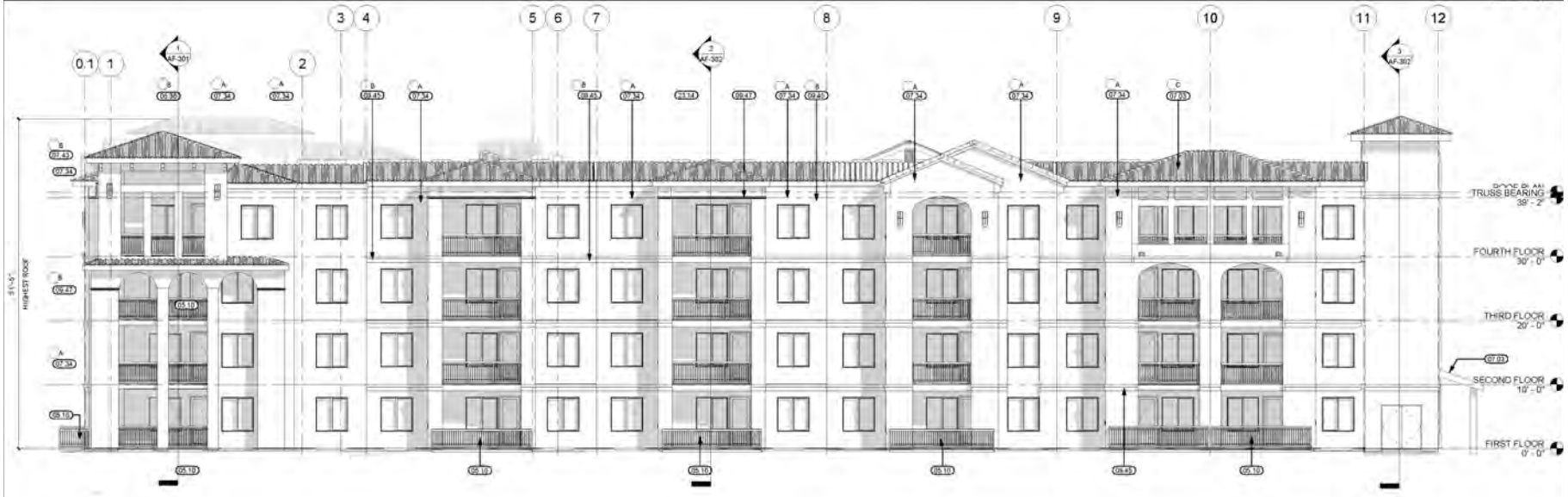
Building S3 Elevations



South Elevation

South

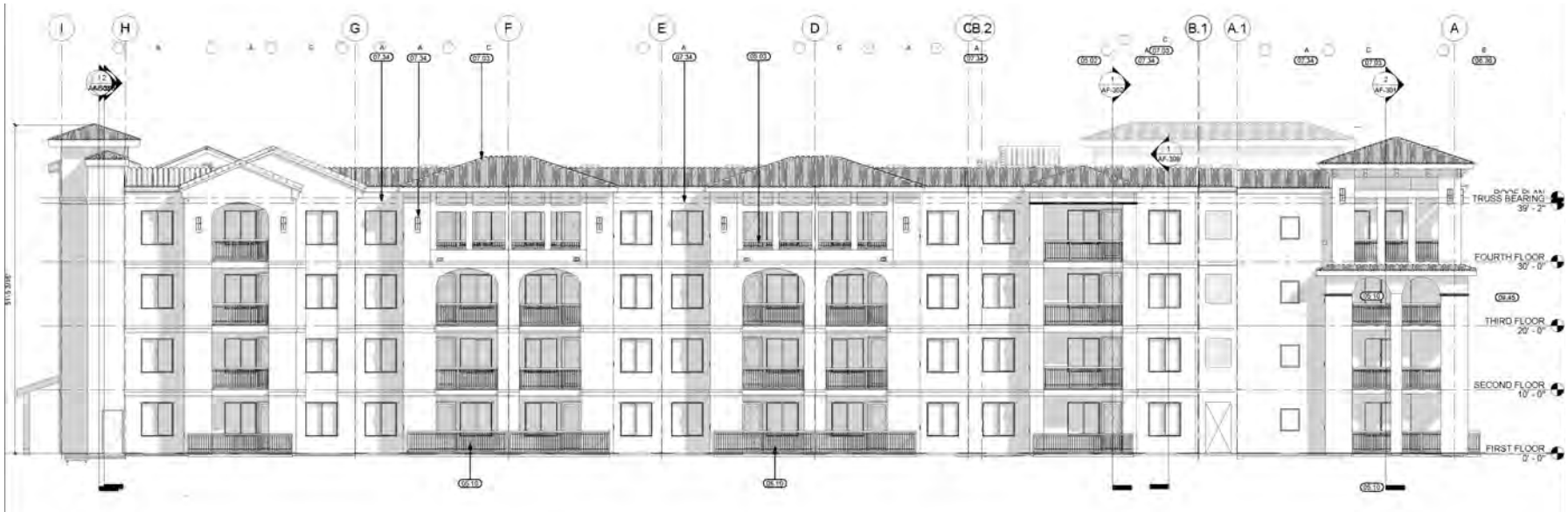
SCALE 1/8" = 1'-0" 1



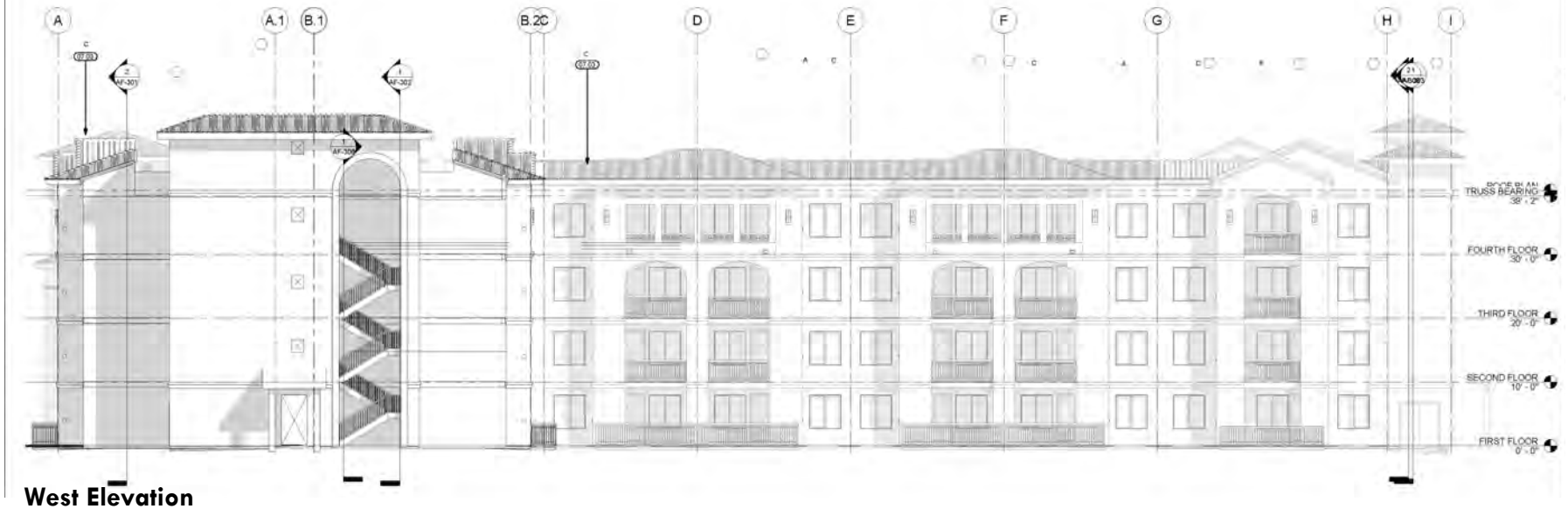
North Elevation

This page was intentionally left blank.

Building S3 Elevations



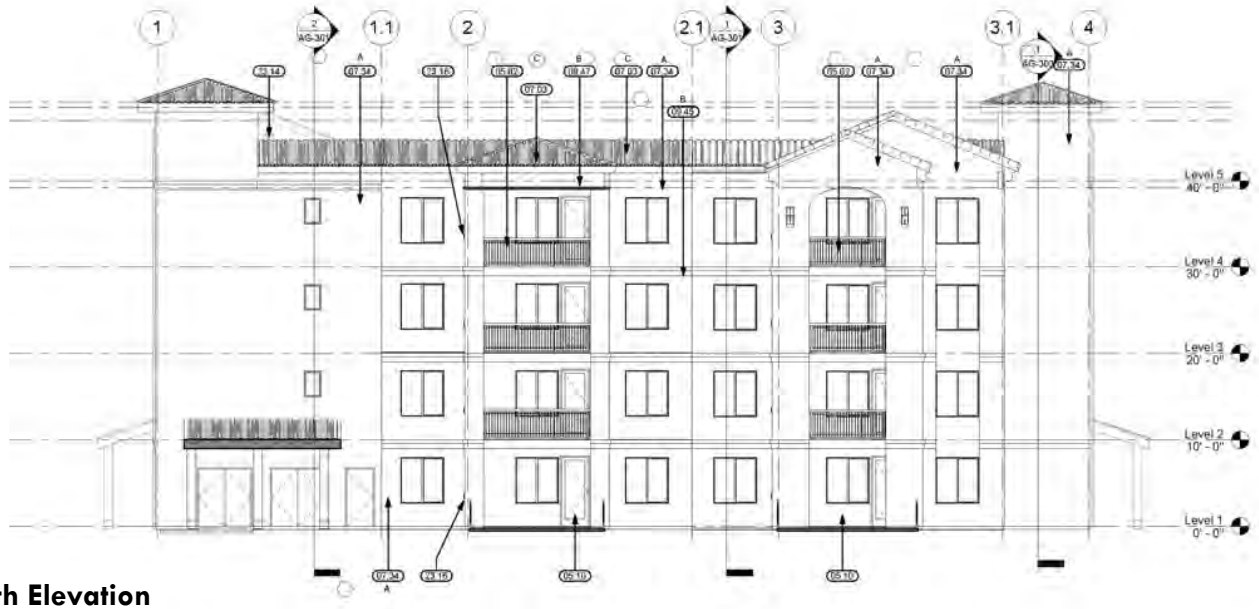
East Elevation



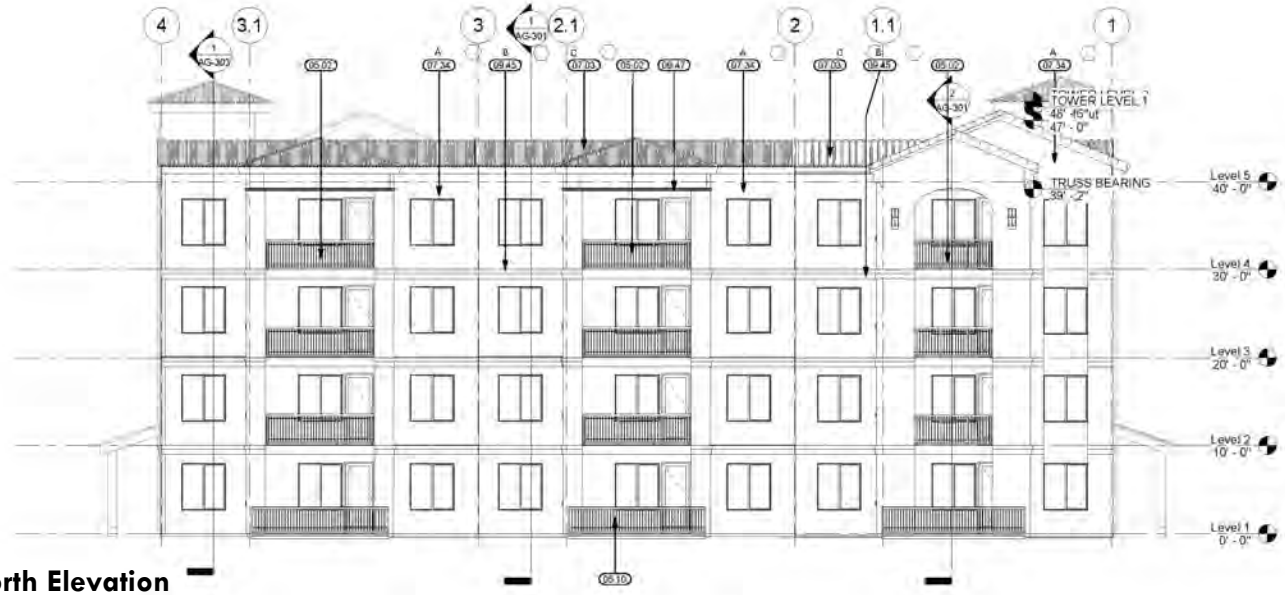
West Elevation

This page intentionally left blank.

Building S4 Elevations



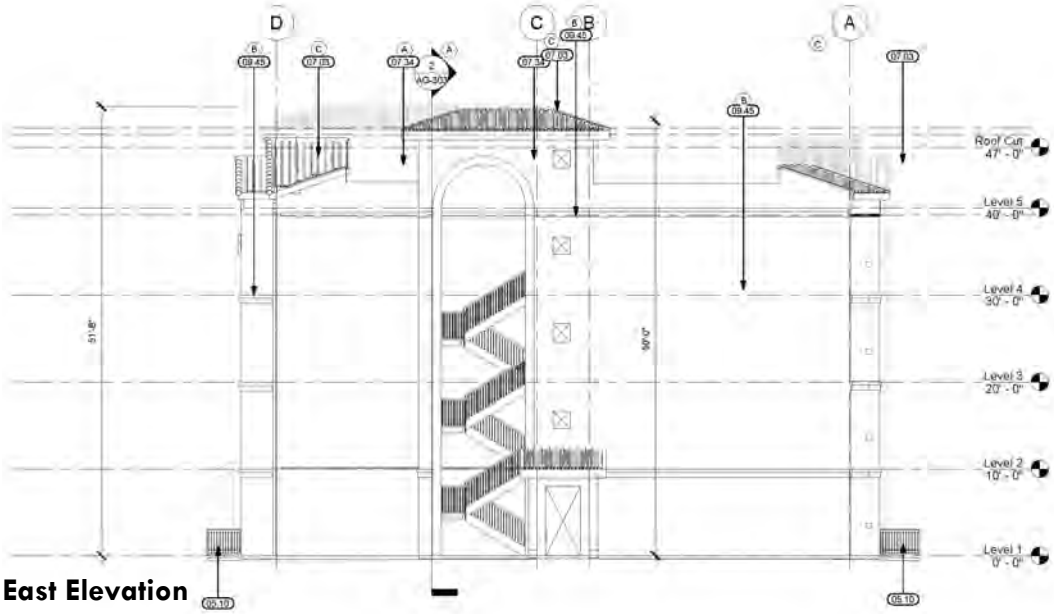
South Elevation



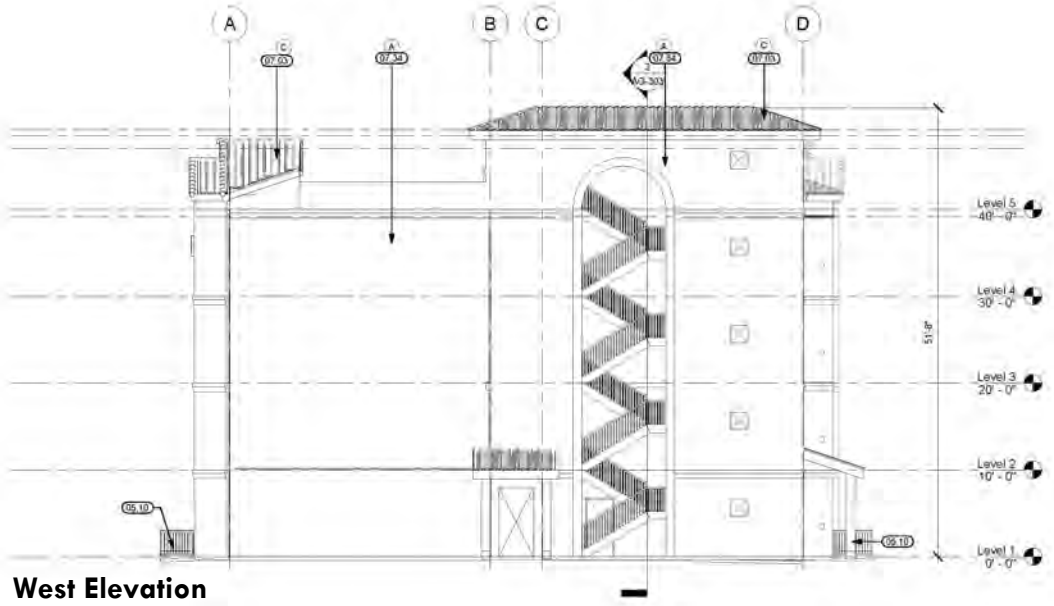
North Elevation

This page intentionally left blank.

Building S4 Elevations



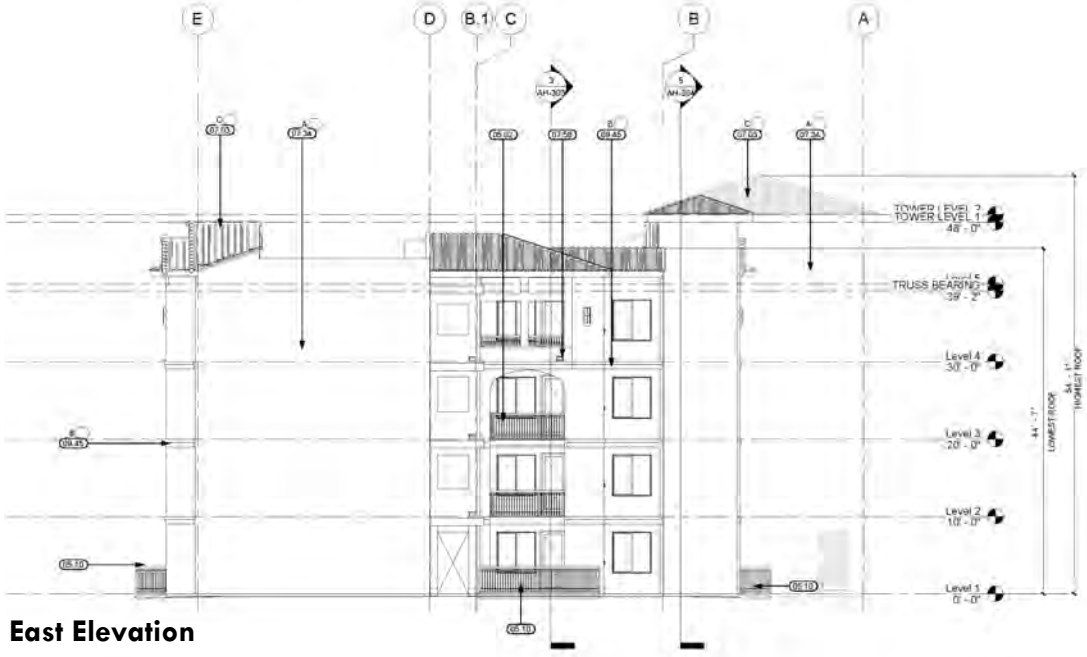
East Elevation



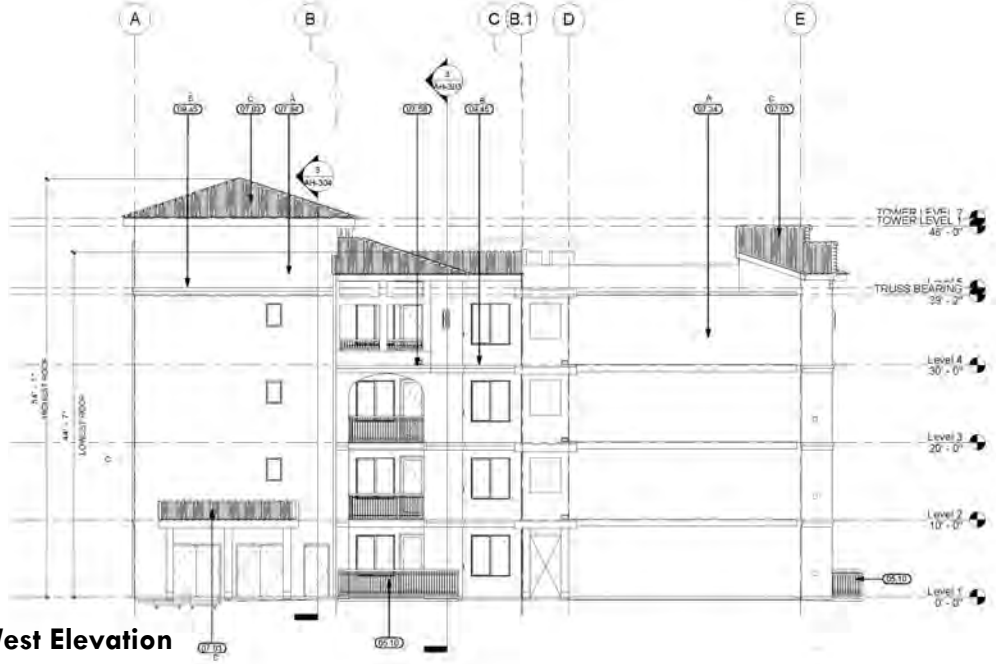
West Elevation

This page intentionally left blank.

Building S5 Elevations



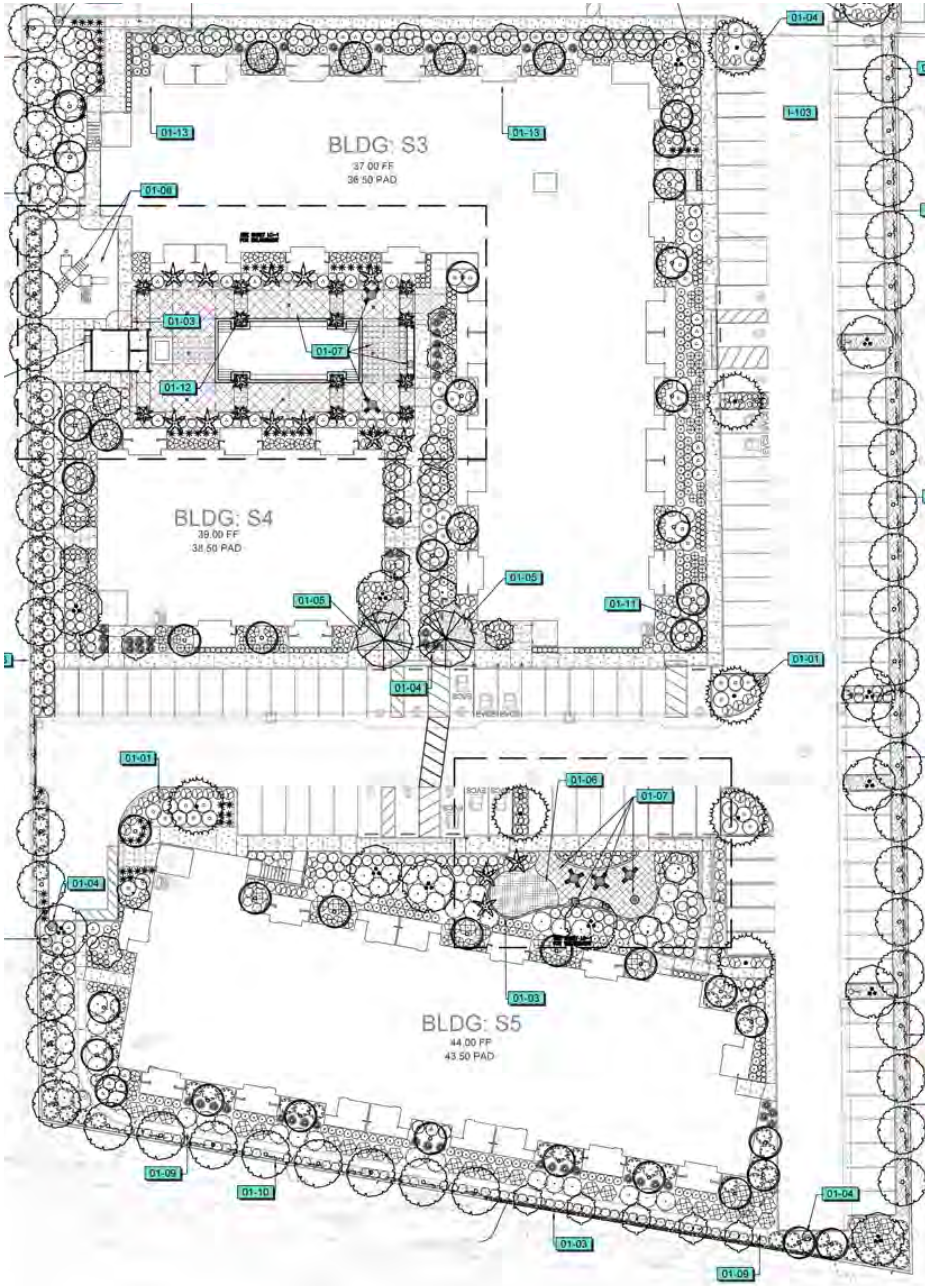
East Elevation



West Elevation

This page intentionally left blank.

Proposed Landscape Plan



PLANT SCHEDULE ALL

SYMBOL	QTY	SIZE	WUCOLS	BOTANICAL NAME	COMMON NAME
TREES					
	44	15 GAL.	LOW	EUCALYPTUS CITRIODORA	LEMON SCENTED GUM
	7	24" BOX	LOW	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER LOCUST
	13	36" BOX	MOD	JACARANDA MIMOSIFOLIA NATURAL MULTI-STEM-MIN. 3 TRUNKS	JACARANDA
	17	15 GAL.	LOW	LAGERSTROEMIA INDICA X I 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE
	48	24" BOX	LOW	LOPHOSTEMON CONFERTUS	BRISBANE BOX
	16	24" BOX	MOD	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LOW BRANCHED	DWARF SOUTHERN MAGNOLIA
	2	15 GAL.	MOD	PLATANUS X ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE
	14	12' BTH	MOD	SYAGRUS ROMANZOFFIANA	QUEEN PALM
	14	5' BTH	LOW	TRACHYCARPUS FORTUNEI	WINDMILL PALM
SYMBOL	QTY	SIZE	WUCOLS	BOTANICAL NAME	COMMON NAME
SHRUBS					
	75	5 GAL.	LOW	BOUGAINVILLEA BRASILIENSIS 'RASPBERRY ICE'	RASPBERRY ICE BOUGAINVILLEA
	129	5 GAL.	MOD	CALLISTEMON V. 'BETTER JOHN'	DWARF BOTTLEBRUSH
	200	5 GAL.	LOW	CRASSULA ARBORESCENS SUBSP. UNDULATIFOLIA	RIPPLE SILVER DOLLAR JADE
	10	5 GAL.	LOW	JUNIPERUS SCOPULORUM 'BLUE ARROW'	BLUE ARROW JUNIPER
	76	5 GAL.	LOW	LANTANA X 'NEW GOLD'	NEW GOLD LANTANA
	86	5 GAL.	LOW	LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE
	93	5 GAL.	MOD	PITTOSPORUM TOBIRA 'TURNER'S VARIEGATED DWARF'	VARIEGATED DWARF PITTOSPORUM
GRASSES					
	183	5 GAL.	LOW	DIETES X 'LEMON DROP'	FORTNIGHT LILY
	272	1 GAL.	MOD	HEMEROCALLIS HYBRIDS	DAYLILY-MIXED COLORS-EVERGREEN VARIETIES
	55	1 GAL.	LOW	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE BLUE RYE
	72	1 GAL.	LOW	LOMANDRA LONGIFOLIA 'BREEZE' TM	BREEZE MAT RUSH
SHRUB COVER					
	81	1 GAL.	MODERATE	COTONEASTER DAMMERI 'LOWFAST'	LOWFAST BEARBERRY COTONEASTER
	171	5 GAL.	LOW	JUNIPERUS HORIZONTALIS 'BLUE RUG'	BLUE RUG JUNIPER
	44	1 GAL.	LOW	LANTANA MONTEVIDENSIS 'LAVENDER'	LAVENDER LANTANA
	73	1 GAL.	LOW	LANTANA X 'SPREADING ORANGE'	ORANGE LANTANA
	51	1 GAL.	LOW	ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY
VINE/ESPALIER					
	54	5 GAL.	LOW	CAMPSIS RADICANS 'ATOMIC RED'	TRUMPET VINE
	8	5 GAL.	LOW	MACFADYENA UNGUIS-CATI	YELLOW TRUMPET VINE
SYMBOL	QTY	SIZE	WUCOLS	BOTANICAL NAME	COMMON NAME
GROUND COVERS					
	446 SF	SOD	HIGH	LAWN AREA SOD	MARATHON FESCUE
	350 SF	----		PUTTING GREEN SYNTHETIC TURF SEE GENERAL NOTES 01-06 THIS SHEET	
	30,387 SF	----		RECYCLED WOOD MULCH WALK-ON-CHIPS FROM EARTHWORKS (NOT SHOWN) 3" DEEP LAYER IN ALL SHRUB AREAS	
	1,045	FLAT	MOD	TRACHELOSPERMUM JASMINOIDES PLANT FROM FLATS AT 18" O.C./ 1" DEEP MULCH	STAR JASMINE

This page intentionally left blank.

4 CLASS 32 INFILL EXEMPTION REQUIREMENTS

Article 19 of the California Environmental Quality Act (CEQA Guidelines Sections 15300 to 15333), includes a list of classes of projects that have been determined to not have a significant effect on the environment and as a result, are exempt from review under CEQA.

Class 32 Infill Exemption

One of the classes of projects exempt from CEQA review are projects that are specified as urban infill development. CEQA Guidelines Section 15332 defines the Class 32 Infill Exemption as a project that meets the following five requirements:

a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
c) The project site has no value as habitat for endangered, rare or threatened species.
d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
e) The site can be adequately served by all required utilities and public services.

Exceptions

In addition to meeting the five requirements stated above, the CEQA Guidelines Section 15300.2 provides specific instances where exceptions apply to a project that would otherwise meet the requirements for an exemption. These exceptions are:

a) Location: Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

b) Cumulative Impact: All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

c) Significant Effects: A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

d) Scenic Highways: A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

e) Hazardous Waste Sites: A categorical exemption shall not be used for a project located on a site which is included on any list complied pursuant to Section 65962.5 of the Government Code.

f) Historical Resources: A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of historical resources.

4.1 PROPOSED PROJECT CEQA EXEMPTION

The analysis below provides substantial evidence that the proposed Project properly qualifies for an exemption under CEQA Guidelines Section 15332 (i.e., Class 32) and, as a result, would not have a

significant effect on the environment. Additionally, the analysis shows there are no exceptions to qualifying for the categorical exemption, as identified in CEQA Guidelines Section 15300.2.

a. Criterion Section 15332(a): General Plan and Zoning Consistency: *The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*

The Project site has a City of Redlands General Plan Land Use designation of Medium Density Residential. The Project site is also within the East Valley Corridor Specific Plan and is zoned as Multiple Family Residential-2500 District (EV2500RM), which allows the development with densities of up to 15 residential dwelling units per acre.

As previously described, fifty of the proposed dwelling units would be designated for low-income housing, in exchange for the approval of a density bonus and several development concessions and waivers as allowed under State Density Bonus Law. Table 6 shows the proposed Project's consistency with the EV2500RM development standards. The Project is generally consistent with applicable development standards. State Density Bonus Law allows development standards, which may prevent the project from being built at the permitted density be waived and there are no limits places on the number of development standard waivers that may be requested or granted. Therefore, the Project is consistent with the applicable general plan designation and zoning regulations (*Wollmer v. City of Berkeley* (2011) 193 Cal.App.4th 1329 [applying the Class 32 exemption to a density bonus project].)

Table 6: EV2500RM Development Standards

Development Feature	EV2500RM Zoning Requirement	Proposed Project Consistency
Minimum Lot Area	12,000 SF	**Consistent.** The Project site is approximately 143,748 SF, which exceeds the 12,000 SF minimum.
Minimum Lot Dimension	Width: 100 ft Depth: 120 ft	**Consistent.** The Project site has a width and depth of approximately 326 feet and 410 feet, respectively.
Maximum Coverage	45% of lot area	**Consistent.** The proposed Project would have a building coverage of 36.2% of the lot area.
Population Density	Minimum of 2,500 SF/du, not to exceed 15 du/acre	**Consistent.** Through the approval of a density bonus, the proposed Project and Approved Project would result in a density of approximately 22.5 du/acre per State Density Bonus Law.
Building Height	3 stories	**Consistent.** The proposed Project would result in a maximum building height of 4 stories, as allowed as a height concession under State Density Bonus Law.
Front yard setback	25 ft (35 ft for 3-story building)	**Not Applicable.** The proposed Project does not front any public streets.
Street side setback	25 ft (35 ft for 3-story building)	**Not Applicable.** The proposed Project is not adjacent to any public streets.
Side yard setback	10 ft (add 5 ft for each story above first)	**Consistent.** The proposed Project would provide a 56-foot setback from the eastern property line and a 25-foot setback from the western property line.

Development Feature	EV2500RM Zoning Requirement	Proposed Project Consistency
Rear yard setback	25 ft	**Consistent.** The proposed Project would provide a 25-foot setback from the southern property line.
Parking Requirement	1-bedroom: 1.5 spaces/unit 2-bedrooms: 2 spaces/unit Guest: 0.25 spaces/bed	**Consistent.** The proposed Project would provide 132 total parking spaces, as allowed under the approval of the density bonus.
Minimum Common Outdoor Living Area	34,026 SF	**Consistent.** Required: 34,026 SF. Provided: 43,809 SF.
Minimum Common Outdoor Landscaping	13,143 SF	**Consistent.** The proposed Project would provide 19,084 SF of landscaped common outdoor space.
Private Outdoor Living Area	150 SF for ground floor units	**Consistent.** The proposed Project would provide a minimum of 150 SF of private outdoor space for all ground floor units.

b. Criterion Section 15332(b): Project Location, Size, and Context: *The proposed development occurs within City limits on a Project site of no more than five acres substantially surrounded by urban uses.*

The proposed Project is within the city limits of the City of Redlands, on a 3.3-acre site, south of the corner of Orange Avenue and Alabama Street. As shown on Figure 3, the site is surrounded by multi-family residences to the north, single family residences to the west and east, and vacant land to the south. As the Project site is less than five acres and substantially surrounded by urban uses, it meets the criteria of CEQA Guidelines Section 15332(b).

c. Criterion Section 15332(c): Endangered, Rare, or Threatened Species: *The Project site was determined to have no value as habitat for endangered, rare or threatened species.*

The 3.3-acre Project site contains multiple ornamental trees along the western and southern border, as well as sparsely throughout the site. However, the Project site, aside from the area within the historic Mill Creek Zanja channel, has been heavily graded due to adjacent residential development as shown in Figure 3, *Project Aerial*. As such, the Project site has been disturbed by adjacent development and does not contain any endangered, rare or threatened species. The Applicant is required to comply with Sections 3503, 3503.5, and 3513 of the California Fish and Game Code and the Migratory Bird Treaty Act (MBTA). Compliance with the California Fish and Game Code and MBTA would ensure that impacts to nesting birds and raptors, which may use vegetation, including existing scattered ornamental trees on or near the Project site for nesting, during construction would not occur.

For the reasons described above, the proposed Project site has no value as habitat for endangered, rare or threatened species and meets the criteria of CEQA Guidelines Section 15332(c).

d. Criterion Section 15332(d): Significant Effects: *Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

TRAFFIC

The Project proposes the construction of 164 residential dwelling units on the Project site. The Project trip generation was prepared using trip rates from the Institute of Transportation Engineers (ITE) *Trip Generation*, 11th Edition (2021).

As shown in Table 7, the operation of the proposed Project would generate 745 daily trips including 61 trips during the AM peak hour and 64 trips during the PM peak hour as calculated using trip rates from the Institute of Transportation Engineers (ITE).

Table 7: Project Trip Generation

Land Use	Units	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Trip Rates								
Multifamily Housing (Mid-Rise, Not Close to Rail Transit)[1]	DU	4.54	0.23	0.77	0.37	0.61	0.39	0.39
Project Trip Generation								
Dwelling Units	164 DU	745	14	47	61	39	25	64

[1] Trip rates from the Institute of Transportation Engineers, *Trip Generation, 11th Edition,* 2021. Land Use Code 221 Multifamily Housing (Mid-Rise, Not Close to Rail Transit).
Source: Ganddini Group, 2023a (Appendix A)

The City of Redlands *CEQA Assessment VMT Analysis Guidelines* provide vehicle miles traveled (VMT) screening thresholds to identify projects that would be considered to have a less than significant impact on VMT and therefore could be screened out for further analysis. If a project meets one of the following criteria, then the VMT impact of the project would be considered less than significant and no further analysis of VMT would be required:

1. The project is in a Transit Priority Area (TPA).
2. The project is in a low VMT generating area.
3. The project is one of the following land uses:
    - Local-serving retail use less than 50,000 SF in area
    - Local-serving K-12 school
    - Local park
    - Daycare center
    - Local-serving gas stations
    - Local-serving banks
    - Local-serving hotel (e.g., non-destination hotel)
    - Student housing project on or adjacent to a college campus
    - Local-serving assembly use (place of worship, community organization)
    - Community institutions (public libraries, fire stations, local government)
    - Local-serving community colleges that are consistent with the assumptions noted in the RTP/SCS
    - Affordable or supportive housing
    - Assisted living facility
    - Senior housing (as defined by the Federal Department of Housing and Urban Development)
    - Project which generates less than 3,000 metric tons of carbon dioxide equivalent (MTCO2e) per year can be presumed to have a less than significant impact on VMT. Projects which generate less than 3,000 MTCO2e per year include the following:
        - Single-family residential – 167 dwelling units or fewer
        - Multifamily residential (low-rise) – 232 dwelling units or fewer
        - Multifamily residential (mid-rise) – 299 dwelling units or fewer
        - Office – 59,100 SF or less
        - Local-serving retail – 112,400 SF or less (no stores larger than 50,000 SF)
        - Warehousing – 463,400 SF or less
        - Light industrial – 74,600 SF or less

A VMT Screening Assessment was prepared for the proposed Project (included as Appendix A) to determine the applicability of each of the Screening Criteria, further described below.

Screening Criteria 1 – Transit Priority Area Screening: According to the City's guidelines, projects within one-half mile of a major transit stop or high-quality transit corridor may be presumed to have a less than significant VMT impact. TPAs within San Bernardino County are mapped by the San Bernardino County Transportation Authority (SBCTA) VMT Screening Tool. Based on this tool, the proposed Project is not within a TPA; therefore, the Project does not satisfy Screening Criteria 1.

Screening Criteria 2 – Low VMT Generating Area Screening: Per City's guidelines, residential and office projects located within a low VMT generating area may be presumed to have a less than significant impact absent substantial evidence to the contrary (Appendix A). Low VMT generating areas are defined as traffic analysis zones (TAZs) with a total daily VMT/Service Population (employment plus population) that is 15 percent less than the baseline level for the County. Based on the SBCTA VMT Screening Tool, the Project is not in a low VMT generating area; therefore, the Project does not satisfy Screening Criteria 2.

Screening Criteria 3 – Project Land Use Screening: The Project proposes the construction of three four-story apartment buildings inclusive of 164 dwelling units, which is less than the threshold of 299 mid-rise multifamily residential dwelling units. As further discussed below, the proposed Project also would generate less than 3,000 MTCO2e per year. Thus, the proposed Project satisfies the City-established project type screening criteria and would result in less than significant VMT impacts.

The proposed Project would not result in any significant effects relating to traffic; therefore, the proposed Project meets the traffic related criteria of CEQA Guidelines Section 15332(d).

NOISE

Noise Terminology

Various noise descriptors are utilized in this noise analysis, and are summarized as follows:

Leq: The equivalent sound level, which is used to describe noise over a specified period of time, typically 1-hour, in terms of a single numerical value. The Leq of a time-varying signal and that of a steady signal are the same if they deliver the same acoustic energy over a given time. The Leq may also be referred to as the average sound level.

Lmax: The instantaneous maximum noise level experienced during a given period of time.

Lmin: The instantaneous minimum noise level experienced during a given period of time.

CNEL: The Community Noise Equivalent Level, which, similar to the Ldn, is the average A-weighted noise level during a 24-hour day that is obtained after an addition of 5 dBA to measured noise levels between the hours of 7:00 pm to 10:00 pm and after an addition of 10 dBA to noise levels between the hours of 10:00 pm to 7:00 am to account for noise sensitivity in the evening and nighttime, respectively.

Ambient Noise: The "ambient noise level" is the background noise level associated with a given environment at a specified time and is usually a composite of sound from many sources from many directions.

Noise Regulations

Noise Element of the General Plan

The City's General Plan Noise Element includes a compatibility matrix (Exhibit 3-A of the Noise Element) to determine if new land uses are compatible with the existing noise environment. Exterior noise levels for residential land uses are normally acceptable below 60 dBA CNEL and conditionally acceptable with noise levels below 75 dBA CNEL.

Municipal Code

Municipal Code Section 8.06.070, Exterior Noise Limits. Noise levels shall not exceed levels set forth in Table 8, below.

Table 8: Municipal Code Exterior Permitted Noise Levels

Land Use[1]	Time Period	Exterior Noise Level Standards (dBA L_{eq})[2]
Residential, Institutional	Daytime (7:00 a.m. to 10:00 p.m.)	60
	Nighttime (10:00 p.m. to 7:00 a.m.)	50

[1] Source: City of Redlands Municipal Code, Section 8.06.070 (Appendix 3.1).
[2] L_{eq} represents a steady state sound level containing the same total energy as a time varying signal over a given sample period.
Source: Noise Impact Analysis, Appendix B

In addition, it is unlawful to cause the noise level on any residential property to exceed these interior noise standards:

1. For a cumulative period of more than 5 minutes in any hour;
2. Plus 5 dB(A) for a cumulative period of more than 1 minute in any hour; or
3. Plus 10 dB(A) for any period of time.

Section 8.06.120 of the City's Municipal Code states that the noise standards shall not apply to noise sources associated with new construction, remodeling, rehabilitation, or grading of any private property, provided such activities take place between the hours of 7:00 am and 8:00 pm on weekdays, including Saturdays, with no activity taking place at any time on Sundays or federal holidays. In addition, all motorized equipment used in such activities is required to be equipped with functioning mufflers.

Construction. The construction noise threshold from the *National Institute for Occupational Safety and Health (NIOSH)*), identifies a significant construction noise impact if construction noise exceeds 85 dBA Leq over an eight-hour period during the daytime at the nearby sensitive receivers (e.g., residential, etc.).

The *Transit Noise and Vibration Impact Assessment* (2018) provides thresholds for increases in ambient noise from vehicular traffic based on increases to ambient noise. An impact would occur if existing noise levels at noise-sensitive land uses (e.g., residential, etc.) are less than 60 dBA CNEL and the Project creates an increase of 3 dBA CNEL or greater Project-related noise level increase; or if existing noise levels range from 60 to 65 dBA CNEL and the Project creates 2 dBA CNEL or greater noise level increase.

Construction Noise: The construction activities for the proposed Project are anticipated to include demolition, site preparation, grading, building construction, paving, and architectural coating. Construction of the proposed Project would occur over a 20-month period. Noise impacts from construction activities associated with the proposed Project would be a function of the noise generated by construction equipment, equipment location, sensitivity of nearby land uses, and the timing and duration of the construction activities. Noise levels generated by heavy construction equipment have the potential to range from approximately 68dBA to 81 dBA at 50 feet in distance, as shown on Table 9.

Table 9: Construction Reference Noise Levels

Construction Stage	Reference Construction Equipmnet[1]	Reference Noise Level @ 50 Feet (dBA L_{eq})	Composite Reference Noise Level (dBA L_{eq})	Reference Power Level (dBA L_w)
Site Preparation	Dozer	78.0	83.4	115.1
	Front End Loader	75.0		
	Grader	81.0		
Grading	Excavator	77.0	84.0	115.6
	Tractor	80.0		
	Scraper	80.0		
Building Construction	Crane	73.0	77.4	109.1
	Backhoe	74.0		
	Generator (<25kVA)	70.0		
Paving	Paver	74.0	77.8	109.5
	Dump Truck	72.0		
	Roller	73.0		
Architectural Coating	Man Lift	68.0	76.2	107.8
	Compressor (air)	74.0		
	Generator (<25kVA)	70.0		

[1] FHWA Road Construction Noise Model.
Source Noise Impact Analysis, Appendix B

Per Section 8.06.120(G) of the City's Municipal Code, noise from construction activities is exempt from the City's established noise standards if the activities occur between the hours of 7:00 a.m. and 6:00 p.m. Monday through Saturday and no construction on Sundays or federal holidays. The proposed Project's construction activities would occur pursuant to these regulations, which would be detailed in the construction permits. Therefore, Project construction would be compliant with the City's noise related standards and impacts related to standards would be less than significant.

Neither the City's General Plan nor Municipal Code establish numeric maximum acceptable construction source noise levels at potentially affected receivers, which would allow for a quantified determination of what CEQA constitutes a substantial temporary or periodic noise increase. Thus, the construction noise thresholds from the National Institute for Occupational Safety and Health (NIOSH), have been utilized, which identifies a significant construction noise impact if construction noise exceeds 85 dBA at sensitive receptors. The nearest sensitive receptors to the Project site are surrounding residential residences located as near as 12 feet to the west and a church located 55 feet south of the project.

Modeling of the construction noise to the location of the existing sensitive receptors is summarized in Table 10, which shows that construction noise at the closest sensitive receptors is anticipated to range from 59.2 dBA Leq to 75.3 dBA Leq, which is less than the 85 dBA threshold. Therefore, noise impacts would be less than significant. In addition, the construction noise over the 20-month period would be temporary in nature as the operation of each piece of construction equipment would not be constant throughout the construction day, and equipment would be turned off when not in use. The typical operating cycle for a piece of construction equipment involves one or two minutes of full power operation followed by three or four minutes at lower power settings.

Table 10: Construction Equipment Noise Levels at the Nearest Sensitive Receptors

Receiver Location[1]	Construction Noise Levels (dBA L_{eq})					
	Site Preparation	Grading	Building Construction	Paving	Architectural Coating	Highest Levels[2]
R1	72.8	73.3	66.7	67.2	65.5	75.3
R2	69.8	70.3	63.7	64.2	62.5	72.3
R3	72.6	73.1	66.5	67.0	65.3	75.1
R4	66.5	67.0	60.4	60.9	59.2	69.0

[1] Construction noise source and receiver locations are shown on Exhibit 10-A.
[2] Construction noise level calculations based on distance from the project site boundaries (construction activity area) to nearby receiver locations. CadnaA construction noise model inputs are included in Appendix 10.1.
Source: Noise Impact Analysis, Appendix B

Overall, as temporary construction activity would occur in compliance with the City's regulations and would be less than the noise level threshold of 85 dBA at existing sensitive receptors, impacts related to construction noise would be less than significant.

Operational Noise: The proposed Project would result in the operation of 492 dwelling units between the proposed Project site and the existing Venue at Orange site. Potential noise impacts associated with the Project would be from Project-generated vehicular traffic on the nearby roadways, parking lot activity and air conditioning units. In addition, the proposed development would be adjacent to Alabama Street and Orange Street, which may create exterior and interior noise levels in excess of City standards at the proposed residences.

Vehicular Noise. Vehicle noise is a combination of the noise produced by the engine, exhaust and tires. The level of traffic noise depends on three primary factors (1) the volume of traffic, (2) the speed of traffic, and (3) the number of trucks in the flow of traffic. The proposed Project is a residential Project that would not result in a substantial number of truck trips and the proposed Project would not alter the speed limit on any existing roadway so the proposed Project's potential offsite noise impacts have been focused on the noise impacts associated with the change of volume of traffic that would occur with development of the proposed Project.

Neither the General Plan nor the CEQA Guidelines define what constitutes a "substantial permanent increase to ambient noise levels," as such, this impact analysis has utilized guidance from the Federal Transit Administration and the FHWA traffic noise model to identify noise level increases. The proposed Project's offsite traffic noise impacts have been calculated through a comparison of the without Project scenario to the with Project scenario. As detailed in the Transportation discussion and listed in Table 7, the Project is anticipated to generate 745 daily trips with 61 vehicular trips in the AM peak hour and 64 vehicular trips in the PM peak hour. Table 11 shows that these vehicular trips would result in at most a 0.7 dBA noise level increase, and they are all below their respective dBA noise level thresholds. Therefore, the Project would result in a less than significant impact related to vehicular noise.

Table 11: Existing With Project Traffic Noise Level Increases

ID	Road	Segment	CNEL at Receiving Land Use (dBA)2			Incremental Noise Level Increase Threshold3	
			No Project	With Project	Project Addition	Limit	Exceeded?
1	Iowa Street	n/o Orange Avenue to Barton Road	61.7	61.9	0.2	3.0	No
2	Alabama Street	n/o North of Redlands Boulevard	68.2	68.2	0.0	1.5	No
3	Alabama Street	n/o Redlands Boulevard to Park Avenue	67.2	67.3	0.1	1.5	No
4	Alabama Street	n/o Park Avenue to Citrus Avenue/State Street	69.5	69.6	0.1	1.5	No
5	Alabama Street	n/o Citrus Avenue/State Street to Orange Avenue	69.3	69.5	0.2	1.5	No
6	Alabama Street	n/o Orange Avenue to Barton Road	69.2	69.2	0.0	1.5	No
7	Redland Blvd	n/o West of Alabama Street	69.2	69.3	0.1	1.5	No
8	Redland Blvd	n/o East of Alabama Street	68.7	68.7	0.0	1.5	No
9	Orange Avenue	w/o West of Iowa Street	62.9	63.1	0.2	3.0	No
10	Orange Avenue	w/o East of Iowa Street	63.4	63.7	0.3	3.0	No
11	Orange Avenue	w/o West of Alabama Street	64.4	65.1	0.7	3.0	No
12	Orange Avenue	w/o East of Alabama Street	63.4	63.5	0.1	3.0	No
13	Barton Road	e/o West of Iowa Street	70.5	70.5	0.0	1.5	No
14	Barton Road	e/o Iowa Street to Alabama Street	70.4	70.4	0.0	1.5	No
15	Barton Road	w/o East of Alabama Street	68.8	68.8	0.0	1.5	No

[1] Based on a review of existing aerial imagery. Noise sensitive uses limited to existing residential land uses.
[2] The CNEL is calculated at the boundary of the right-of-way of each roadway and the property line of the receiving land use.
[3] Does the Project create an incremental noise level increase exceeding the significance criteria (Table 4-1)?
Source: Noise Impact Analysis, Appendix B

Roadway Noise Impacts to Proposed Residential Development.

Exterior Noise. The Redlands General Plan Title 8.06.070 and 8.06.080 requires new multi-family developments to meet the normally acceptable exterior noise standard of 60 dBA CNEL and an interior noise standard of 45 dBA CNEL. It is anticipated that the primary source of noise impacts to the Project site would be from traffic noise from Orange Avenue, Alabama Street, and Barton Road. The calculated noise levels from vehicle noise on each floor within their exterior areas are listed on Table 12. As shown, the noise levels would be below the City's 60 dBA CNEL residential exterior noise standard. Thus, impacts would be less than significant.

Table 12: Exterior Noise Level

On-Site Receiver Location	Roadway	Unmitigated Exterior Noise Level (dBA CNEL)[1]			
		1st Floor	2nd Floor	3rd Floor	4th Floor
B1 Northern Façade	Orange Avenue	49.8	49.8	49.8	49.8
B1 Eastern Façade	Alabama Street	57.3	57.3	57.3	57.3
B3 Eastern Façade	Alabama Street	58.0	58.0	58.0	58.0
B3 Sothern Façade	Barton Road	54.5	54.5	54.5	54.5

[1] Exterior noise calculations at the building façade are shown in Appendix B.
Source: Noise Impact Analysis, Appendix B

Interior Noise. As described in the Noise Impact Analysis, all new residences constructed in California are required to be designed to meet Title 24 Part 6 building energy efficiency requirements, that require the installation of standard dual pane windows that have a minimum sound transmission class (STC) rating of 26 STC as well as walls with ½-inch drywall on the interior, minimum R-13 insulation, ½-inch sheer panel, a vapor layer, and a stucco exterior. New residences built to meet the Title 24 standards have a minimum of 25 dB of exterior to interior noise reduction rate.

To assess the interior noise levels related to compliance with the 45 dBA CNEL interior noise standard, the exterior and interior noise levels at the façade of the first, second, third and fourth floors were calculated for each analyzed building. Table 13 shows the calculated exterior to interior noise levels for dwellings near Orange Avenue, Alabama Street, and Barton Road. As shown, the interior noise levels would be within the City's residential interior noise standards of 45 dBA CNEL with implementation of the window-closed condition, which provides for a window closed condition pursuant to current requirements. Therefore, the proposed Project would comply with the City's residential interior noise standards and impacts related to interior noise levels would be less than significant.

Table 13: Proposed Townhomes Exterior to Interior Noise Reduction Rates

On-Site Receiver Location	Roadway	Floor	Exterior Noise Level at Building Façade[1](dBA CNEL)	Interior Noise Levels[2] (dBA CNEL)	Exceed City's 45 dBA CNEL Interior Standard?
B1 Northern Facade	Orange Avenue	1	49.8	21.8	No
		2	49.8	24.8	No
		3	49.8	24.8	No
		4	49.8	24.8	No
B1 Eastern Facade	Alabama Street	1	57.3	29.3	No
		2	57.3	32.3	No
		3	57.3	32.3	No
		3	57.3	32.3	No
B3 Eastern Facade	Alabama Street	1	58.0	30.0	No
		2	58.0	33.0	No
		3	58.0	33.0	No
		4	58.0	33.0	No
B3 Southern Facade	Barton Road	1	54.5	26.5	No
		2	54.5	29.5	No
		3	54.5	29.5	No
		4	54.5	29.5	No

Notes: 1 Exterior noise level at the facade with a windows closed condition requiring a means of mechanical ventilation (e.g. air conditioning). 2 Estimated interior noise level with minimum STC rating for all windows.
Source: Noise Impact Analysis, Appendix B

Aircraft Noise. The nearest airport is San Gabriel Valley Airport that is located 3.39 miles southwest of the Project site. The Project site is located outside of the 60 dBA CNEL noise contours of this airport. Therefore, the proposed townhomes would not be exposed to excessive aircraft noise and impacts would be less than significant.

Ground-borne Vibration. The City does not have quantified vibration standards applicable to the proposed project. However, the Caltrans *Transportation and Construction Vibration Guidance Manual* (2013) provides guidelines for assessing the potential for adverse vibration effects related to structural damage and human perception. Construction activity can result in varying degrees of ground vibration, depending on the equipment used on the site. Operation of construction equipment causes ground vibrations that spread through the ground and diminish in strength with distance. Buildings in the vicinity of the construction site respond to these vibrations with varying results ranging from no perceptible effects at the low levels to slight damage at the highest levels. Table 14 provides vibration levels for particular construction activities at a distance of 25 feet.

Table 14: Vibration Source Levels for Construction Equipment at 25 Feet

Equipment	PPV (in/sec) at 25 feet
Large bulldozer	0.089
Loaded trucks	0.076
Jackhammer	0.035
Small bulldozer	0.003

Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual

The primary source of vibration during construction would be from the operation of a bulldozer. As shown on Table 14, a large bulldozer would create a vibration level of 0.089 inch-per-second PPV at 25 feet. Based on typical propagation rates, the vibration level at the nearest offsite sensitive receptors (single-family residence as near as 12 feet to the west of the project site) would be 0.04 inch per second PPV, which would be below the 0.25 inch per second PPV threshold detailed above. Therefore, impacts related to construction vibration would be less than significant.

Overall, the proposed residential Project would not result in any significant effects relating to noise or vibration; therefore, the proposed Project meets the noise related criteria of CEQA Guidelines Section 15332(d).

AIR QUALITY

Air Quality Management Plan Consistency: The Project site is located in the South Coast Air Basin, which is under the jurisdictional boundaries of the South Coast Air Quality Management District (SCAQMD). The SCAQMD and Southern California Association of Governments (SCAG) are responsible for preparing the Air Quality Management Plan (AQMP), which addresses federal and state Clean Air Act (CAA) requirements. The AQMP details goals, policies, and programs for improving air quality in the Basin. In preparation of the AQMP, SCAQMD and SCAG use land use designations contained in General Plan documents to forecast, inventory, and allocate regional emissions from land use and development-related sources.

As described in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD's CEQA Air Quality Handbook (1993), for purposes of analyzing consistency with the AQMP, if a proposed project would have a development density and vehicle trip generation that is substantially greater than what was anticipated in the General Plan, then the proposed project would conflict with the AQMP. On the other hand, if a project's density is consistent with the General Plan, its emissions would be consistent with the assumptions in the AQMP, and the project would not conflict with SCAQMD's attainment plans. In addition, the SCAQMD considers projects consistent with the AQMP if the project would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation.

The Project site is vacant, undeveloped, and adjacent to residential development. The proposed Project would develop 164 residential units on-site, which is consistent with the General Plan land use designation of Medium Density Residential. The California Department of Finance (CDF) details that the City of Redlands had 27,681 residential units in 2023. The 164 new residences would result in a 0.6 percent increase in residential units within the City. The Southern California Association of Governments (SCAG) Demographics and Growth Forecast (SCAG 2020) forecasts 30,800 households in the City in year 2045, which is an increase of 3,119 residential units (or 10 percent) over the number of units in 2023. As such, the limited level of growth associated with the proposed Project would not exceed growth projections and would be consistent with the assumptions in the AQMP.

Also, emissions generated by construction and operation of the proposed Project would not exceed thresholds. As described in the analysis below, the proposed Project would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation.

Construction Emissions: Construction activities associated with the proposed Project would generate pollutant emissions from the following construction activities: site preparation, grading, building construction, paving, architectural coating. The quantity of emissions generated on a daily basis would vary, depending

on the intensity and types of construction activities occurring. In addition, the proposed Project would generate a need for construction worker vehicle trips to and from the Project site during the estimated 20 months of construction.

It is mandatory for all construction projects to comply with several SCAQMD Rules, including Rule 403 for controlling fugitive dust, PM_{10}, and $PM_{2.5}$ emissions from construction activities. Rule 403 requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the proposed project site, covering all trucks hauling soil with a fabric cover and maintaining a freeboard height of 12-inches, and maintaining effective cover over exposed areas.

In addition, implementation of SCAQMD Rule 1113 that governs the VOC content in architectural coating, paint, thinners, and solvents, would be required. As shown in Table 15, CalEEMod results provide that construction emissions generated by the proposed Project would not exceed SCAQMD regional thresholds. Therefore, construction activities would result in a less than significant impact.

Table 15: Regional Construction Emissions

	Maximum Daily Regional Emissions (pounds/day)					
	ROG	**NO_x**	**CO**	**SO_x**	**PM_{10}**	**$PM_{2.5}$**
Maximum Daily Emissions	59.80	34.00	26.30	0.12	7.81	3.30
SCAQMD Significance Thresholds	75	100	550	150	150	55
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

Source: Ganddini, 2023b (Appendix C)

Operational Emissions: Development and operation of the 164 residential units would result in long-term regional emissions of criteria air pollutants and ozone precursors associated with mobile sources (emissions from vehicle trips) and area (natural gas consumption, landscaping, applications of architectural coatings, and consumer products).

Operational emissions associated with the proposed Project were modeled using CalEEMod and are presented in Table 16. As shown, the proposed Project would result in long-term regional emissions of the criteria pollutants that would be below the SCAQMD's applicable thresholds. Therefore, the proposed Project's operational emissions would not exceed the NAAQS and CAAQS, would not result in a cumulatively considerable net increase of any criteria pollutant impacts, and would be less than significant.

Table 16: Regional Operational Emissions

	Maximum Daily Regional Emissions (pounds/day)					
	ROG	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
Maximum Daily Emissions	8.02	6.45	42.10	0.10	6.89	1.96
SCAQMD Significance Thresholds	*55*	*55*	*550*	150	150	*55*
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

Source: Ganddini, 2023b (Appendix C)

Localized Emissions: The SCAQMD recommends the evaluation of localized NO_x, CO, PM_{10}, and $PM_{2.5}$ construction-related impacts to sensitive receptors in the immediate vicinity of the Project site. Such an evaluation is referred to as a localized significance threshold (LST) analysis. The impacts were analyzed pursuant to the SCAQMD's Final Localized Significance Threshold Methodology. According to the LST Methodology, off-site mobile emissions from the Project should not be included in the emissions compared to the LSTs. SCAQMD has developed LSTs that represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standards, and thus would not cause or contribute to localized air quality impacts. LSTs are developed based on the ambient concentrations of NOx, CO, PM_{10}, and $PM_{2.5}$ pollutants for each of the 38 source receptor areas (SRAs) in the SCAB. The Project site is located in SRA 35, East San Bernardino Valley.

Sensitive receptors can include uses such as long-term health care facilities, rehabilitation centers, and retirement homes. Residences, schools, playgrounds, childcare centers, and athletic facilities can also be considered sensitive receptors. The nearest LST sensitive receptors to the Project site are the existing residences to the east, west, and north of the Project site; therefore, the 25-meter LST threshold was used to evaluate the proposed Project.

Construction LST. The localized thresholds from the mass rate look-up tables in SCAQMD's Final Localized Significance Threshold Methodology document were developed for use on projects that are less than or equal to 5-acres in size or have a disturbance of less than or equal to 5 acres daily and were used to evaluate LSTs. As shown in Table 17, with implementation of SCAQMD Rules 403 and 1113, the maximum daily construction emissions from the proposed Project would not exceed the applicable SCAQMD LST thresholds.

Table 17: Localized Construction Emissions

Construction Activity	Maximum Daily Regional Emissions (pounds/day)			
	NO_x	CO	PM_{10}	$PM_{2.5}$
Grading	15.90	15.40	3.54	2.02
Building Construction	11.20	11.90	0.46	0.42
Paving	6.13	8.21	0.27	0.25
Architectural Coating	0.88	1.14	0.03	0.03
SCAQMD Significance Thresholds	170	1,174	*7*	*5*
Threshold Exceeded?	**No**	**No**	**No**	**No**

Source: Ganddini, 2023b (Appendix C)

Operational LST. According to the SCAQMD LST methodology, LSTs apply to project-related stationary mobile sources. Projects that involve mobile sources that spend long periods queuing and idling at a site, such as transfer facilities or warehousing and distribution buildings, have the potential to exceed the operational LSTs. The Project proposes residential uses, which do not typically involve vehicles idling or queueing for long periods. Therefore, due to the lack of significant stationary source emissions, impacts related to operational LSTs would be less than significant.

Greenhouse Gas Emissions: The City of Redlands adopted the City of Redlands Climate Action Plan (CAP) on December 5, 2017, which establishes a Year 2030 GHG emissions target of 6.0 MTCO2e per capita per year. In addition, the SCAQMD has proposed interim numeric GHG significance thresholds that are based on capture of approximately 90 percent of emissions from development, which is 3,000 metric tons carbon dioxide equivalent (MTCO2e) per year (SCAQMD 2008). SCAQMD's approach is widely used by cities in the South Coast Air Basin, including the City of Redlands. As such, both thresholds are utilized herein to determine if GHG emissions from this Project would be significant. CalEEMod v. 2022.1.1 was used to calculate Project-generated emissions (Appendix C).

During construction, temporary sources of GHG emissions include construction equipment and workers' commutes to and from the site. The combustion of fossil-based fuels creates GHGs such as CO_2, CH_4, and N_2O. As shown on Table 18, the proposed Project has the potential to generate a total of approximately 14.97 MTCO2e per year from construction emissions amortized over 30 years per SCAQMD methodology.

During operations, the proposed residences would generate long-term GHG emissions from vehicular trips; water, natural gas, and electricity consumption; and solid waste generation. Natural gas use results in the emission of 2 GHGs: CH_4 (the major component of natural gas) and CO_2 (from the combustion of natural gas). Electricity use can result in GHG production if the electricity is generated by combusting fossil fuel. Table 18 shows the increase in operational GHG emissions that would result from operation of the 164 residential townhomes. The large majority of GHG emissions generated from the residences would be from vehicle trips. As shown in Table 18, Project operations would generate a maximum of approximately 1,600 MTCO2e per year. Summing the construction and operational emissions, the proposed Project would result in total GHG emissions of approximately 1,614.97 MTCO2e, which is below the SCAQMD threshold of 3,000 MTCO2e.

Using CalEEMod outputs, the proposed Project would result in approximately 543 residents. Thus, the proposed Project would generate approximately 2.97 MTCO2e per capita per year, which is below the Redlands CAP Year 2030 threshold of 6.0 MTCO2e per capita per year. Therefore, Project-related GHG impacts would be less than significant.

Table 18: Project Total GHG Emissions

	Greenhouse Gas Emissions (Metric Tons/Year)			
	CO_2	**CH_4**	**N_2O**	**CO_2e**
Maximum Annual Operations	1,543.00	1.38	0.07	1,600.00
Construction	14.70	0.00	0.00	14.97
Total Emissions	**1,577.70**	**1.38**	**0.07**	**1,614.97**
SCAQMD Draft Threshold for All Land Uses				3,000
Threshold Exceeded?				**No**
MTCO2e per Service Population per Year				2.97
Redlands CAP Year 2030 Service Population Threshold per Capita per Year				6
Threshold Exceeded?				**No**

Source: Ganddini, 2023b (Appendix C)

Overall, the proposed residential Project would not result in any significant effects relating to air quality or greenhouse gas emissions; therefore, the proposed Project meets the air quality related criteria of CEQA Guidelines Section 15332(d).

WATER QUALITY

The Project site is within the Santa Ana River watershed and under the jurisdiction of the Santa Ana Regional Water Quality Control Board (SARWQCB), which sets water quality standards for all ground and surface waters within its region. Water quality standards are defined under the Clean Water Act (CWA) to include both the beneficial uses of specific water bodies and the levels of water quality that must be met and maintained to protect those uses (water quality objectives). Water quality standards for all ground and

surface waters overseen by the SARWQCB are documented in its Basin Plan, and the regulatory program of the SARWQCB is designed to minimize and control discharges to surface and groundwater, largely through permitting, such that water quality standards are effectively attained.

Construction. Construction of the proposed Project would require grading and excavation of soils, which would loosen sediment, and then have the potential to mix with surface water runoff and degrade water quality. Additionally, construction would use heavy equipment and construction-related chemicals, such as concrete, cement, asphalt, fuels, oils, antifreeze, transmission fluid, grease, solvents and paints. These potentially harmful materials could be accidentally spilled or improperly disposed of during construction and, if mixed with surface water runoff could wash into and pollute waters.

These types of water quality impacts during construction of the Project would be prevented through implementation of a stormwater pollution prevention plant (SWPPP). Construction of the Project would disturb more than one acre of soil; therefore, the proposed Project would be required to obtain coverage under the NPDES General Permit for Discharges of Storm Water Associated with Construction Activity. Construction activity subject to this permit includes clearing, grading, and ground disturbances such as trenching, stockpiling, or excavation. The Construction General Permit requires implementation of a SWPPP that is required to identify all potential sources of pollution that are reasonably expected to affect the quality of storm water discharges from the construction site. The SWPPP would generally contain a site map showing the construction perimeter, proposed buildings, stormwater collection and discharge points, general pre- and post-construction topography, drainage patterns across the site, and adjacent roadways. The SWPPP would also include construction Best Management Practices (BMPs) such as:

- Prompt revegetation of proposed landscaped areas;
- Perimeter gravel bags or silt fences to prevent off-site transport of sediment;
- Storm drain inlet protection (filter fabric gravel bags and straw wattles), with gravel bag check dams within paved roadways;
- Regular sprinkling of exposed soils to control dust during construction and soil binders for forecasted wind storms;
- Specifications for construction waste handling and disposal;
- Contained equipment wash-out and vehicle maintenance areas;
- Erosion control measures including soil binders, hydro mulch, geotextiles, and hydro seeding of disturbed areas ahead of forecasted storms;
- Construction of stabilized construction entry/exits to prevent trucks from tracking sediment on City roadways;
- Construction timing to minimize soil exposure to storm events; and
- Training of subcontractors on general site housekeeping.

Adherence to the existing requirements and implementation of the appropriate BMPs as ensured through the City's construction permitting process would ensure that the Project would not violate any water quality standards or waste discharge requirements, potential water quality degradation associated with construction activities would be minimized, and impacts would be less than significant.

Operations. The new residential uses would introduce pollutants such as chemicals from household cleaners, nutrients from fertilizer, pesticides and sediments from landscaping, trash and debris, and oil and grease from vehicles. These pollutants could potentially discharge into surface waters and result in degradation of water quality. Thus, the proposed Project would be required to comply with existing regulations that limit the potential for pollutants to discharge from the site.

The City of Redlands participates in the San Bernardino County Municipal Storm Water Management Program, which requires implementation of a Water Quality Management Plan (WQMP) based on the anticipated pollutants that could result from a project. The WQMP prepared for the proposed Project (included as Appendix D) would include pollutant source and treatment control BMPs. In addition, the Project

site would consist of three drainage management areas (DA-1 through DA-3). DA-1 and DA-2 would each install three underground pipe infiltration basins. Runoff would be conveyed to the existing 36-inch storm drain within Orange Avenue. DA-3 would be left undeveloped, and runoff would be self-treated as the site was determined to consist of soils conducive to infiltration (Appendix D). The Hydrology Study prepared for the proposed Project (included as Appendix E) determined that post-development conditions would adequately contain the volume of runoff produced from a 100-year storm event. With implementation of the WQMP pursuant to the San Bernardino County Municipal Storm Water Management Program, and subsequent verification during the plan check and permitting process, the Project would not violate any water quality standards or waste discharge requirements, nor would it otherwise substantially degrade surface or ground water quality.

Overall, the proposed residential Project would not result in any significant effects relating to water quality; therefore, the proposed Project meets the water quality related criteria of CEQA Guidelines Section 15332(d).

e. Criterion Section 15332(e): Utilities: The site can be adequately served by all required utilities and public services.

The utilities necessary to construct and operate the proposed Project (electric, natural gas, trash, water, and sewage) would be adequately provided by existing utility service systems. The Project site is located in an urbanized and developed area. The proposed Project would connect to existing utility service lines surrounding the Project site, within Orange Avenue and Alabama Street. Trash collection services would be arranged prior to the issuance of building permits. All service confirmations would be addressed prior to occupancy. Given the Project size and its location within an area that is currently served by utilities, the site can be adequately served by all required utilities and public services. Therefore, the proposed Project meets the criteria of CEQA Guidelines Section 15332(e).

4.2 EXCEPTIONS FOR EXEMPTIONS

In addition to investigating the applicability of CEQA Guidelines Section 15332 (Class 32), this CEQA document also assesses whether any of the exceptions to qualifying for the Class 32 categorical exemption for an Infill Project are present. The following analysis compares the criteria of CEQA Guidelines Section 15300.2 (Exceptions) to the Project.

a. Criterion 15300.2(a): Location: Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

The Project does not qualify for an exemption under Classes 3, 4, 5, 6 or 11. The Project is located within an urban developed area and is not located within a sensitive environment. In addition, the Project would not result in any impacts on an environmental resource of hazardous or critical concern. Therefore, the exception under criterion 15300.2(a) is not applicable.

b. Criterion 15300.2(b): Cumulative Impact: All exemptions for these classes are inapplicable when the cumulative impact of successive projects with similar uses over a similar geological area, over time is significant.

The effects of the proposed Project would generally be beneficial, as the proposed Project would create needed housing in the City of Redlands on an underutilized parcel of land. The proposed Project would redevelop a site that is currently vacant and heavily graded due to the residential development to the north. The Project site is already served by utilities and public services, as well as transportation. Any construction effects would be temporary, confined to the Project vicinity, and reduced to a less than significant level by

implementing existing applicable regulatory requirements. No successive projects of the same or similar use within the vicinity of the Project are known or expected to occur over time that would result in cumulatively considerable impacts. Furthermore, as discussed throughout this justification document, the proposed Project would not result in significant environmental impacts that would be capable of combining with impacts from other cumulative projects to result in a cumulative impact. Therefore, the exception under CEQA Guidelines Section 15300.2 (b) does not apply to the Project.

c. Criterion 15300.2(c): Significant Effects: A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

There are no known unusual circumstances that are applicable to the Project, and which may result in a significant effect on the environment. The proposed Project consists of the development of 164 residential units within a developed area that is served by utilities and transportation. The Project site would be consistent with the City's General Plan and the Municipal Code. The provision of additional housing would not introduce a new activity to the area that could result in a significant effect on the environment. Therefore, the exception under CEQA Guidelines Section 15300.2(c) does not apply to the Project.

d. Criterion 15300.2(d): Scenic Highways: A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

The Project site is not located within a state scenic highway corridor. The nearest Officially Designated State Scenic Highway to the Project site is the section of State Route 38 (SR-38) that runs across the San Bernardino Mountains (Caltrans, 2019). This portion of SR-38 is located over 23 miles northeast of the Project site and is not visible from the Project site. Therefore, the exception under CEQA Guidelines Section 15300.2(d) does not apply to the Project.

e. Criterion 15300.2(e): Hazardous Waste Sites: Hazardous Waste Sites: A categorical exemption shall not be used for a project located on a site which is included on any list complied pursuant to Section 65962.5 of the Government Code.

The Project site is currently vacant and heavily graded. Based on a review of historic photographs, the site had previously been developed with two single-family residences. The site is not included on any lists compiled pursuant to Section 65962.5 of the Government Code (CalEPA, 2023).

f. Criterion 15300.2(f): Historical Resources: A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resources. As previously described, the Project site is vacant and heavily graded. In addition, mechanical excavations were conducted at the southern property line to determine if the historic Mill Creek Zanja channel is within the Project site boundary. As documented in the Cultural Resources Trenching Report (included as Appendix F), trenching was performed on October 19, 2023, which did not locate any features or deposits of the Mill Creek Zanja or any other potentially significant resources. As such, the proposed Project would not result in impacts to historic resources. Therefore, the exception under CEQA Guidelines Section 15300.2(e) does not apply to the Project.

On the basis of the evidence provided above, the Project is eligible for a Class 32 Categorical Exemption in accordance with Section 15332, Infill Development Projects, of the CEQA Guidelines. Because the proposed Project meets the criteria for categorically exempt infill development projects listed in CEQA Guidelines Section 15332 and it would not have a significant effect on the environment, this analysis finds that a Notice of Exemption may be prepared for the Project.

REFERENCES

BCR Consulting, LLC. (2023). Results of a *Cultural Resources Testing Program Utilizing Mechanical Trenching to Locate Remnants of the Historic Zanja*. **Appendix F.**

CalEPA (California Environmental Protection Agency). (2023). *Cortese List Data Resources*. Accessed December 2023 from: https://calepa.ca.gov/sitecleanup/corteselist/

Caltrans. (2019). *California State Scenic Highway System Map*. Accessed December 2023 from: https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa

City of Redlands. (2017). *East Valley Corridor Specific Plan*. Accessed February 2024 from: https://www.cityofredlands.org/sites/main/files/file-attachments/1_-_ev_-_title_pg_and_document_updates_-_april_2018a.pdf?1553813716

City of Redlands. (2017). *General Plan 2035*. Accessed December 2023 from: https://www.cityofredlands.org/post/planning-division-general-plan

Department of Toxic Substances Control (DTSC). (2023). EnviroStor. Accessed December 2023 from: https://www.envirostor.dtsc.ca.gov/public/map/

Ganddini Group, Inc (Ganddini). (2023a). *Venue II at Orange Project Vehicle Miles Traveled (VMT) Screening Assessment Project No. 19567*. **Appendix A.**

Ganddini Group, Inc (Ganddini). (2023b). *Venue II at Orange Air Quality and Global Climate Change Impact Analysis*. **Appendix C.**

SCAG (Southern California Association of Governments). (2020). *Demographics and Growth Forecast*. Accessed December 2023 from: https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocal_demographics-and-growth-forecast.pdf?1606001579

Transtech Engineers, Inc. (2023a). *Preliminary Water Quality Management Plan for Luxview Venue II Apartments*. **Appendix D.**

Transtech Engineers, Inc. (2023b). *Preliminary Drainage Study for Luxview Venue II Apartments*. **Appendix E.**

RESOLUTION NO. 8629

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS APPROVING PARCEL MAP NO. 20796, COMMISSION REVIEW & APPROVAL NO. 914, REVISION 1, AND ASSOCIATED AGREEMENTS FOR THE CONSTRUCTION OF 164 APARTMENT UNITS

WHEREAS, Miller Architectural Corporation (the "Applicant") has submitted an application for Parcel Map No. 20796 to subdivide a 9.2-acre site into two parcels (Parcel 1 at approximately 5.9 gross acres, and Parcel 2 at approximately 3.2 gross acres) for development purposes, located on the south side of Orange Avenue and west of Alabama Street (APN: 0292-482-01-0000) (the "Project" or "Project Entitlements"); and

WHEREAS, the Applicant has submitted an application for Commission Review & Approval No. 914, Revision No. 1, for the construction of a 164-unit multi-family apartment complex on Parcel 2 of Parcel Map No. 20796, including onsite parking and recreation areas; and

WHEREAS, the Applicant has filed an application for a Density Bonus Agreement to construct an additional 164 density bonus units including fifty (50) very low-income units for a total of 492 dwelling units within the total project located between Iowa Street and Alabama Street on the north and south sides of Orange Avenue, (APNs: 0292-482-01-0000, 0292-721-01-0000, 0292-721-02-0000); and

WHEREAS, the Applicant is requesting an incentive through the Density Bonus Agreement, which includes a request for financial assistance to offset the cost of development impact fees in the amount of $1,500,000 requiring approval of a Loan Agreement and Development Impact Fee Deferral Agreement for the construction of 164 density bonus units; and

WHEREAS, the proposed project qualifies for exemption from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15332 (In-Fill Development Projects); and

WHEREAS notice of the Planning Commission's public hearing for the Project and related Project Entitlements was published in a newspaper of general circulation and notices were mailed to property owners within a 300-foot radius; and

WHEREAS, on June 25, 2024, the Planning Commission held a public hearing and considered the staff report, oral report, the testimony and the written evidence submitted by staff, the applicant and by members of the public; and

WHEREAS, following the public hearing on June 25, 2024, the Planning Commission determined that approval of the proposal is in the best interests of the public health, safety, and general welfare and recommended approval of the project entitlements; and

WHEREAS, on June 25, 2024, the Planning Commission recommended to the City Council that the project entitlements be approved; and

WHEREAS, notice of the City Council's public hearing for the Project was published in a newspaper of general circulation and notices were mailed to property owners within a 300-foot radius by the City Clerk; and

WHEREAS, on October 1, 2024, the City Council held a public hearing and considered the staff written and oral reports, the recommendation of the Planning Commission, the testimony and written evidence submitted by and on behalf of the applicant, and testimony by members of the public.

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

SECTION 1. CALIFORNIA ENVIRONMENTAL QUALITY ACT. The proposed project is exempt from environmental review in accordance with the California Environmental Quality Act, Section 15332 (In-Fill Development Projects) of the CEQA Guidelines. There is no information or evidence that the proposed project may result in any potentially significant environmental effects, and the proposal satisfies all applicable criteria for exemption in accordance with CEQA Guidelines Section 15332.

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

A. The Project will not create unmitigated physical blight within the City or overburden public services including, without limitation, the sufficiency of Police and Fire Protection services.

The Project will not create significant unmitigable physical blight in the City of Redlands ("City") or overburden public services, including without limitation police and fire protection services. The Project developer will make improvements to facilitate implementation of the Project, including the construction of any necessary adjacent roadway improvements along the project frontage and the Project would fund and provide connections to existing City infrastructure. Conditions of approval on the project require the Project developer to fund the project's fair share allocation of any necessary public infrastructure associated with development of the Project.

B. The benefits to the City resulting from development of the Project outweigh any direct cost to the City that may result.

The Socio-Economic Cost/Benefit Study demonstrates that the Project will generate "new net" annual revenues of approximately $141,542 and approximately $107,219 in costs, and therefore will result in a positive balance of $34,321 (or cost/benefit ratio of +1.28). For every dollar the City spends in providing services to the Project, the City will receive $1.28 in "new net" revenue. The Project would provide for the development of 164 new residential units. The project also provides 50 very-low-income affordable housing units. Schools will be enhanced with the payment of school fees. Further, with

the additional revenue provided to the City through increased property tax assessment, indirect funding will be provided for cultural enhancements, downtown district enhancements, public safety (Police and Fire) enhancements, and traffic enhancements.

SECTION 3. FINDINGS FOR APPROVAL OF PARCEL MAP NO. 20796. The proposed Parcel Map No. 20796 is hereby approved based upon the following findings, and subject to the Conditions of Approval attached hereto as Exhibit "A" and Exhibit "B":

1. *The proposed map is consistent with the General Plan or any applicable specific plan, or other applicable provisions of the Redlands Municipal Code.*

   The proposed map will be consistent with the Redlands General Plan and the Redlands Municipal Code. The proposed subdivision is within the Medium-Density Residential land use designation of the General Plan. The existing zoning designation is Multiple-Family Residential (EV/2500) district of the East Valley Corridor Specific Plan, which is consistent with the General Plan land use designation. The subdivision is consistent with the development standards of the underlying zoning district in terms require lot size, width and depth and is supported by the General Plan policies outlined in the staff report.

2. *The site is physically suitable for the proposed type of development.*

   The project site is physically suitable for the proposed developments. The existing site is approximately 3.2 acres. The site is generally flat and rectangular. All on-site and off-site improvements proposed as part of the project's design will meet all City standards with the approval of a Density Bonus Agreement with Declaration of Affordable Housing Covenants and Restrictions and will provide a safe and efficient environment for the future residents after development.

3. *The site is physically suitable for the density of the development.*

   The property is located within the medium Density Residential land use designation of the General Plan. This land use designation is intended for the development of properties of up to 15 dwelling units per acre. The project exceeds this density; however, it is consistent with the allowable density allowed based upon the State Density Bonus Law, while still providing outdoor recreation areas amenities and required parking.

4. *The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

   The design of the subdivision and proposed improvements is not likely to cause substantial environmental damage or injure fish or wildlife or their habitat. The project is located within an urbanized area and is surrounded by residential and non-residential development on all side. An exemption checklist was prepared to fully analyze the project in relation to CEQA guidelines criteria for an exemption based on Section 15332. Based upon the analysis in the checklist, the proposed project will not have any potentially significant effect on the environment and is eligible for exemption from CEQA.

5. *The design of the subdivision or the type of improvements are not likely to cause serious public health problems.*

   The design of the subdivision or the type of improvements are not likely to cause serious public health problems. The project is located in an area primarily developed by residential uses. The project is designed with improvements that meets all City and State building and fire codes, no offensive emissions or odors will be associated with the residential development.

6. *The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.*

   The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision. The Parcel Map provides the necessary easements utilities and access and is responsible for installing or repairing associated street improvements such as curb, gutter, and sidewalk consistent with the City requirements, if necessary at the time of construction.

7. *That pursuant to Section 66474.4 of the Subdivision Map Act, the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (commencing with section 51200 of the Government Code) and that the resulting parcels following a subdivision of the land would be too small to sustain their agricultural use.*

   The subject property is not under a Williamson Act Contract pursuant to the California Land Conservation Act of 1965 and will not be detrimental or otherwise affect lands in agricultural use.

SECTION 4. FINDINGS FOR APPROVAL OF REVISION 1 TO COMMISSION REVIEW & APPROVAL NO. 914. Revision 1 to Commission Review & Approval No. 914 is hereby approved based upon the following findings, and subject to the Conditions of Approval attached hereto as Exhibit "A" and Exhibit "B":

1. *The site for the intended use is adequate in size and shape to accommodate the use, and all of the required yards, setbacks, walls or fences, landscaping and other features will adjust the use to those existing or permitted future uses of land in the neighborhood.*

   The proposed project includes the construction of three four-story multifamily residential buildings with a total of 164 dwelling units, outdoor recreation areas, and related site improvements on approximately 3.2 acres. The subject property is adequate in size and shape to accommodate the proposed use, including setbacks, landscaping, private and common open space, recreation amenities, driveways, on-site parking, lighting, utilities, and other required improvements necessary to serve the proposed use and structures. The proposed project complies with the development standards for the EV2500 District of the East Valley Corridor Specific Plan to the maximum extent utilizing waivers as allowed by State Density Bonus Law and will be compatible with the adjacent residential uses that surround the project site.

2. *The site for the proposed use relates to streets and highways which are properly designed and improved to carry the type and quantity of traffic generated or to be generated by the proposed use.*

   The subject property will take access from City streets (Orange Avenue and Alabama Street), which have been designed to accommodate the expected type and quantity of motor vehicle traffic to and from the proposed project. The existing roadways are designed to carry the type and quantity of residential traffic to be generated by the proposed use, including existing traffic from the existing portions of the project. The site for the proposed use relates to streets that are properly designed and improved to carry the type and quantity of traffic that will be generated by the proposed residential structures.

3. *The conditions set forth in the approval and those shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare.*

   The conditions of approval for the project will protect the public health, safety, and general welfare. Conditions are provided from the Planning Division, Building & Safety Division, and Land Use Engineering Division. The project has been conditioned to comply with the applicable provisions of the Redlands Municipal Code as well as the applicable California Building Code, California Fire Code, and any other applicable regulations.

SECTION 5. APPROVAL OF DENSITY BONUS AGREEMENT. The proposed Density Bonus Agreement for the proposed project is hereby approved based upon the following findings:

1. *The development project would not be a hazard or nuisance to the city at large or establish a use or development inconsistent with the goals and policies of the city's general plan.*

   Including the 164 density bonus units, the completed project will include 492 dwelling units, which will not be a hazard or nuisance to the City of Redlands at large. The proposed project and land use will be consistent with several policies and actions contained in the General Plan. The proposed project will also implement several goals and policies contained in the 2021-2029 Housing Element, particularly for increased density for sites identified in the Housing Sites Inventory and affordable housing. The proposed project will help the City achieve its housing goal numbers as determined by the Regional Housing Needs Assessment as further explained in the Housing Element.

2. *The number of dwellings can be accommodated by existing and planned infrastructure capacities.*

   Including the 164 density bonus units, the proposed project will include 492 apartment units which can be accommodated by existing and planned infrastructure. The City's Development Review Committee (including Land Use Engineering staff and Municipal Utilities & Engineering Department) have reviewed the proposed project plans, and all necessary infrastructure, public and private utilities, and public services will be able to adequately serve the project site and vicinity.

3. Adequate evidence exists to ensure that the development of the property would result in the provision of affordable housing in a manner consistent with the purpose and intent of this chapter;

The proposed project is consistent with the applicable provisions of State density bonus law (Calif. Gov. Code Sections 65915 – 65918) and the project is subject to a Density Bonus Agreement that is included in the project entitlements. The development of the property will result in the provision of 50 affordable housing units for very-low-income households in a manner consistent with the purpose and intent of the Redlands Municipal Code as well as applicable State law.

4. In the event that the city does not grant at least one financial concession or incentive as defined in state law in addition to the density bonus, that additional concessions or incentives are not necessary to ensure affordable housing costs; and

Through the approval of the Loan Agreement for this project, the City is providing one financial incentive, and therefore this finding can be met.

5. There are sufficient provisions to guarantee that the lower and very low income units would remain affordable in the future.

The proposed project includes a Density Bonus Agreement that will ensure the project provides housing for very-low-income households in accordance with the granted density bonus and applicable State law for 55 years. The Density Bonus Agreement includes terms and provisions to ensure that only eligible very-low-income residents may reside in the affordable housing units within the development and have the benefit of affordable rents.

SECTION 6. APPROVAL OF "LOAN AGREEMENT AND DEVELOPMENT IMPACT FEE DEFERRAL AGREEMENT." The requested Loan Agreement and Development Impact Fee Deferral Agreement for the proposed project is hereby approved.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon adoption.

ADOPTED, SIGNED AND APPROVED this 1st day of October, 2024.

_____
Eddie Tejeda, Mayor

ATTEST:

_____
Jeanne Donaldson, City Clerk

I, Jeanne Donaldson, City Clerk of the City of Redlands, do hereby certify that the foregoing Resolution was duly adopted by the City Council at a regular meeting thereof held on the 1st day of October, 2024, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

_____
Jeanne Donaldson, City Clerk

EXHIBIT A

DEVELOPMENT SERVICES DEPARTMENT
CONDITIONS OF APPROVAL

VENUE AT ORANGE - PHASE 2 PROJECT
(Parcel Map No. 20796, Commission Review & Approval No. 914 Revision No. 1)

Planning Division

1. This permit/approval is for Parcel Map No. 20796, and Commission Review & Approval No. 914 Revision No. 1 to subdivide a 9.2-acre site into two parcels Parcel 1, 5.9 gross acres and Parcel 2, 3.2 gross acres in size for the construction of a 164-unit multi-family apartment complex comprised of three four-story residential apartment buildings located on the south side of Orange Avenue, west of Alabama Street (APN: 0292-482-01-0000).

2. This permit/approval shall expire two (2) years from the date of project approval (will expire on June 25, 2026), unless construction has commenced pursuant to a building or engineering permit(s), or a time extension is granted in accordance with the Redlands Municipal Code (RMC Section 18.12.090 for Commission Review & Approval; and RMC Sections 17.07.110 and 17.07.120 for Subdivision Regulations).

3. Pursuant to Government Code Section 66020(d), certain fees, dedications, reservations or exactions imposed by the City as a condition of approval of this project are subject to a statutory ninety (90) day protest period. Please be advised that the ninety (90) day protest period for those fees, dedications, reservations and exactions which are subject to Government Code Section 66020(a) has commenced to run on the date this project was approved by the City.

4. The applicant for this permit, and its successors and assigns, shall defend, indemnify and hold harmless the City of Redlands, and its elected officials, officers, agents and employees, from and against any and all claims, actions, and proceedings to attack, set aside, void or annul the approval of this permit by the City, or brought against the City due to acts or omissions in any way connected to the applicant's project that is the subject of this permit. This indemnification shall include, but not be limited to, damages, fees, costs, liabilities, and expenses incurred in such actions or proceedings, including damages for the injury to property or persons, including death of a person, and any award of attorneys' fees. In the event any such action is commenced to attack, set aside, void or annul all, or any, provisions of this permit, or is commenced for any other reason against the City for acts or omissions relating to the applicant's project, within fourteen (14) City business days of the same, the applicant shall file with the City a performance bond or irrevocable letter of credit (together, the "Security") in a form satisfactory to the City and in the amount of Three Hundred Thousand Dollars ($300,000), to ensure applicant's performance of its defense and indemnity obligations under this condition. The failure of the applicant to provide the Security shall be deemed an express acknowledgement and agreement by the applicant that the City shall have the authority and right, without objection by the applicant, to revoke all entitlements granted for the project pursuant to this permit. The City shall have no liability to the applicant for the exercise of City's right to revoke this permit.

5. By signing and/or using this permit, the permittee acknowledges all of the conditions imposed and accepts this permit subject to those conditions and with full awareness of the applicable provisions of the Redlands Municipal Code including Title 15 (Buildings and Construction), Title 16 (General Plan), Title 17 (Subdivision Regulations), and Title 18 (Zoning Regulations). Failure of the permittee to sign these conditions does not affect their enforceability by the City or other responsible entity. These conditions are binding upon all future property owners and occupants of the subject property.

6. This permit/approval is granted for the project plans on file with the Development Services Department.

7. Prior to the issuance of building permits for the project, an Affordable Housing Agreement and Density Bonus Agreement, in a form approved by the City, shall be recorded against the Inclusionary Units or the Residential Development in its entirety, as deemed appropriate by the City Manager in consultation with the City Attorney. The Affordable Housing and Density Bonus Agreement(s) shall ensure that the applicant and/or developer develops the required Inclusionary Housing Units and satisfies all other terms of the Inclusionary Housing Plan, State Density Bonus Law, and the Redlands Municipal Code.

8. Developer shall prepare a management plan for the Affordable Units that provides for the implementation of the requirements in the Density Bonus Agreement, including but not limited to the marketing of the Affordable Units, tenant selection criteria and process, waiting list management, verification of income, setting utility allowances for Affordable Rent, and any other matter related to management of the Affordable Units ("Management Plan"). The Management Plan shall be submitted to the Development Services Department for review by the Planning Commission and approval by the City Manager, or its designee, prior to a first request for a Certificate of Occupancy on the Density Bonus Units.**

*** Added by the Planning Commission on June 25, 2024.*

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

10. All plans submitted to the City shall reflect all Planning Commission and/or City Council approvals and any other changes required by the Commission, Council and/or staff. This condition applies to site plans, landscape plans, elevations, grading, and all other illustrations, text, or plans submitted to the City in connection with the project.

11. No Certificate of Occupancy shall be granted for a building or phase, or building permit shall receive final approval and signature, until all applicable Conditions of Approval have been satisfied for that building or phase.

12. The final maps shall substantially conform to the tentative maps as recommended by the Planning Commission.

13. A copy of the approved Conditions of Approval shall be included on the cover page of the construction plans submitted to the Building Division

14. The applicant shall comply with all applicable federal, state, and local laws. Violations or convictions of any of those laws in connection with the use may be cause for revocation of this permit.

15. All off-site and on-site utilities shall be placed underground. Prior to approval of the final map the applicant shall submit plans to be approved by the Municipal Utilities and Engineering Director and the Development Services Director, that detail undergrounding of all utilities for the project.

16. Transformer cabinets and gas meters shall not be located within required setbacks and/or adjacent to public streets, and shall be screened from public view either by architectural treatment or with landscaping. Multiple electrical meters and panels shall be fully enclosed and incorporated into the overall architectural design of the building(s). Backflow preventers shall be enclosed with landscaping that will provide complete screening upon maturity. The location and method of enclosure or screening of this equipment shall be shown on the construction plans and landscape plans prior to building permit issuance. Location of said equipment shall be coordinated with the appropriate utility company (i.e., Southern California Gas Company or Southern California Edison Company). The applicant shall submit plans showing details of screening subject to review and approval by the Development Services Director, prior to issuance of building permits

17. The applicant shall be required to submit a lighting plan to the Development Services Director for review and approval prior to the issuance of any building permits. The plan must include details such as beam spreads and/or photometric calculations that do not exceed the value one-half (0.5) foot candle of illumination at the property line, location and type of fixtures, exterior colors, details on the foundation, and arrangement of exterior lighting.

18. Prior to issuance of building permits, Developer shall demonstrate that light standards will not conflict with tree locations. Developer shall submit a plan showing both the lighting and landscape on the same sheet.

19. Prior to issuance of building permits, Developer shall demonstrate that light poles will not conflict with tree locations. Developer shall submit a plan showing both the lighting and landscape on the same sheet. Fixtures on exterior light poles shall direct lighting downward (e.g., contain a flat lens and/or have shielding that directs light downward and contains glare).

20. Prior to the issuance of building permits, the applicant shall submit plans detailing that roof screening is of adequate height to screen any roof-top equipment from public view on all sides, subject to review and approval by the Development Services Director. Screening of air conditioning units and other equipment on the buildings shall be incorporated into or compatible with the architectural design of the buildings. All equipment shall be screened from public view of adjacent roadways and freeways. Plumbing vents, ducts and other appurtenances protruding from the roof of structures shall be placed so that they will not be visible from the front of the property or other major public vantage points. Developer shall include a note on the construction plumbing drawings of exterior elevations to indicate to contractors that roof features shall be grouped and located in the described manner. Roof vents shall be shown on construction drawings and painted to match roof material color.

21. Any gutters, downspouts, pipes, and other drainage appurtenances shall be designed and shall be placed (e.g., internal to the building or inside the exterior walls) so that they will not be visible from the front of the property (i.e., from public right-of-way) or other major public vantage points.

22. Utility meters shall be fully screened and incorporated into the overall architectural design of the building (e.g., interior room, cabinet with wing wall, or equivalent complete screening). Any enclosures or screening shall be architecturally treated to match the exterior of the attached structure.

23. If any bollards or similar devices are used along street frontages or interior drive aisles, then the bollards or the equivalent shall be decorative in nature and subject to review and approval by the Development Services Director or designee in Plan Check prior to permit issuance. If any steel bollards or pour-in-place bollards are installed, they shall only be installed for protecting utility devices (e.g., transformers above-ground) and shall be painted a dark color (e.g., dark green, brown, or black) to blend with surrounding landscape screening.

24. Telecommunications and television equipment or satellite dishes shall not be located on the exterior of any building (including but not limited to balconies, patios, exterior railings, rooflines, etc.). Dwelling units shall be internally wired for all available utility and telecommunications services, with service devices, panels, or meters located within a centralized equipment room. The equipment room(s) in each building shall be fully enclosed and incorporated into the overall architectural design of the building(s). Any satellite dishes/receivers shall only be located on the roof and shall be completely screened from public view on all sides.

25. Where any public sidewalks are adjacent to slopes or parkways with slopes (e.g., downslopes), a 6" concrete curb may be required to be constructed with the sidewalk. Hand railings or guard rails should be avoided, if feasible. Prior to permit issuance, Developer shall identify any areas with slopes and parkways on the civil plans and identify construction of a 6" concrete curb as-needed.

26. Prior to issuance of any building or engineering permit for any building or phase of the project, the Developer shall prepare and submit a Construction Parking Management Plan for all contractors, workers, and deliveries related to the project site. The Construction Parking Management Plan shall identify areas of the project site, surrounding private properties (with property owner's authorization), and surrounding public streets that construction personnel may utilize. Deliveries of construction materials, equipment, trailers, vehicles, etc., shall be performed on the project site to the extent practicable, and avoid the use of public streets and rights-of-way if possible. The Developer and/or on-site primary general contractor (superintendent) shall have responsibility for monitoring and enforcing the approved parking management plan. The plan shall be subject to review and approval by the City Planner or designee, and may be modified by the City after approval to mitigate any unanticipated impacts or public nuisance conditions.

27. Prior to any use of any public street or right-of-way for construction-related activities, the Developer shall submit and receive approval for a Traffic Control Plan. Developer shall be

responsible for repairing, replacing, or financially compensating any damages to public rights-of-way (including but not limited to paving, sidewalks, driveways, curbs and gutters, storm drain facilities, parkway landscape, street trees, public utilities, etc.) to the satisfaction of the Director(s) of the Municipal Utilities & Engineering Department and/or the Facilities & Community Services Department, or their designee(s), as applicable.

28. Prior to issuance of a Certificate of Occupancy for a building or phase, Developer shall remove all construction materials and vehicles from the subject property.

29. Developer shall arrange for materials collection during construction, demolition, and occupancy with the City's Solid Waste Division, or Developer shall arrange for self-hauling to an authorized facility.

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

31. Bicycle Facilities: The Developer shall install bicycle racks or secured lockers at a rate of one per thirty (30) parking spaces with a minimum of a three (3) space bicycle rack in accordance with RMC Section 18.224.020(A). Plans submitted to Plan Check shall include information and specifications to verify this requirement has been met.

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

33. Any graded slopes greater in height than three feet (3') shall be provided with irrigation systems and planted with groundcover, shrubs, and trees as approved by the Development Services Department and Municipal Utilities and Engineering Department, to prevent erosion.

34. The Development Services Director is authorized to approve minor modifications to the approval project plans or any of the conditions of approval if such modifications shall achieve substantially the same results as would strict compliance with said plans and conditions.

35. Landscape and Irrigation Plans shall be approved prior to the issuance of building permits. Landscape and Irrigation shall be submitted for plan check to the Development Services Department, Building & Safety Division, for distribution to other departments and for review and approval by the Development Services Director. Plans shall be in compliance with the Water Efficient Landscape Ordinance No. 2724 (Also known as Chapter 15.54 of the RMC).

36. All construction activities shall be limited to the hours between 7:00 a.m. to 6:00 p.m., and no construction activities permitted on Sundays and Federal Holidays.

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

Subdivision Conditions (Parcel Map No. 20796):

38. Parcel Map No. 20796 authorizes the subdivision of a 9.2-acre site into two parcels Parcel 1, 5.9 gross acres and Parcel 2, 3.2 gross acres in size, for development purposes located on the south side of Orange Avenue, west of Alabama Street (APN: 0292-482-01-0000)

39. This Parcel Map shall expire two (2) years or 24 months from the date of project approval, unless the Final Map has been recorded or a time extension is granted in accordance with the Redlands Municipal Code pursuant to RMC Sections 17.07.110 and 17.07.120 (Subdivision Regulations).

40. Any application(s) for an extension of time of the above expiration date shall be filed with the Planning Division not less than 90 days prior to the expiration date and shall comply with Title 17 (Subdivision Regulations) of the Redlands Municipal Code. Upon application by the subdivider prior to the expiration of the approved or conditionally approved map, the tentative map shall be automatically extended in accordance with the Subdivision Map Act.

41. The applicant shall record the subdivision by a Final Parcel Map. The Final Parcel Map(s) shall comply with the Subdivision Map Act and the Redlands Municipal Code (RMC).

42. Any conditions of approval determined by the City to not be completed prior to Final Map approval shall be included within the Subdivision Improvement Agreement entered into by the developer with the City.

43. The Final Parcel Map(s) shall be in substantial conformance with the Parcel Map and plans submitted by the applicant and placed on file in the office of the Planning Division.

Building Division

44. When the Entitlement Review is approved submit complete construction drawings including structural calculations, soils report, and energy calculations to Building and Safety for plan review in accordance with the current edition of the California Building and Fire Codes including all local ordinances and standards which are effective at the time of Plan Check Submittal.

45. Disabled access for the site and buildings must be in accordance with the State of California and ADA regulations. All dwelling units shall be adaptable and on an accessible route.

46. Where public funds/loans are provided/used the project will be defined as public housing in regard to accessibility and shall comply with CBC 11B. 5% of the total number of dwelling units shall be mobility dwellings, 2% of the total number of dwelling units shall be communication dwellings, and all ground floor non-mobility dwelling units shall be adaptable and on an accessible route.

47. Accessible EVC parking spaces for future and required EVCS as per the California Green Code is required.

Facilities and Community Services Department

48. The City maintains a list of acceptable street trees by species, by street name, and by tree district, pursuant to RMC 12.52.050. Street trees for public streets adjacent to the project must be selected from this approved list.

49. Prior to issuance of any buildings permits for any building, the Developer shall prepare and submit a Trash Management Plan development. The plan shall provide estimates of trash generation, estimates for the numbers and sizes of containers and facilities, schedule for City services, pertinent instructions for on-site maintenance staff (e.g., bins and containers shall not be placed on public streets and left unattended outdoors for more than two hours before or after trash service pick-up, bins and containers shall not be placed or staged in a manner that obstructs any vehicle travel lanes, etc.), and other necessary information as required by the City. The plan shall be subject to review and approval by the Facilities & Community Services Department and the Development Services Department, and may be modified by the City after approval to mitigate any unanticipated impacts or public nuisance conditions.

    a. Each building and building pad shall be designed to accommodate all necessary refuse storage rooms, bins and containers, hallways, access paths, and other structural elements to be completely screened or enclosed. Refuse and recycling storage rooms and all bins or containers shall be completely screened from view from any streets (when not placed outdoors for scheduled pick-up and hauling).

Fire Department

50. Fire Department Access & Water Supply (Fire Master Plan):

    a. Fire Department Access & Water Supply plan is required to be formally submitted to Redlands Fire Department as a separate permit application prior to grading & building permits.

    b. Alternative Means & Methods Proposal: Project has held preliminary discussions with Redlands Fire Department regarding performance based equivalent level of prescriptive code design features for emergency vehicle access and fire hose coverage. These performance based equivalent compliance features include an automatic fire sprinkler system designed to the higher level of protection provided by NFPA 13 for Building 5, as well as additional fire hose standpipe connections for Buildings S2, S4, & S5. At this preliminary stage Alternative Means & Methods Proposal has demonstrated sufficient compliance to proceed in the design process, details and specifics will be finalized in the formal Alternative Means & Methods submittal.

Review Note: Preliminary Site Fire Master included in project packet accounts for major aspects of the Fire Department Access & Water Supply plan. Details and specifics to be reviewed in the separate permit identified above.

51. Onsite Fire Protection Water Supply Distribution - Looped Design:

Acknowledging the firefighting challenges associated with electric vehicle fires and their involved hazardous materials, Redlands Fire Department is participating in the nationwide dialogue regarding the appropriate infrastructure and tactics needed to provide adequate level of fire protection services for surface parking areas.

a. At this preliminary stage, Fire Department condition is to provide a looped design for the on-site fire protection water supply to serve the private fire hydrant adjacent to Building S4. Redlands Fire Department staff will further evaluate and coordinate with the project design professionals for a final determination prior the plan review and permitting phase.

52. Building Fire Protection Systems & Hydraulic Analysis Report:

Building Fire Protection Systems & Hydraulic Analysis Report included in this submittal is acknowledged. (File Title: The Venue Phase II - Fire Sprinkler Analysis Report - 4.11.24.pdf)

a. Fire hose standpipe connections are required to be 'wet' design per 2022 CA Fire Code 905.8.

53. Fuels Management and Weed Abatement: From the present time until project construction phase, property owner is responsible to maintain compliance with Redlands Municipal Code Chapter 8.40 regarding Weed Abatement and Fuels Management.

a. Weeds and annual grasses shall be maintained at four (4) inches of growth or less.

b. Tumbleweeds and similar uncultivated vegetation shall be removed.

Other City Departments/Divisions:

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

a. Land Use Engineering Division (Exhibit "B")

Brian Desatnik
Development Services Director

EXHIBIT B
LAND USE ENGINEERING DIVISION
CONDITIONS OF APPROVAL

[Attached]

REDLANDS DEVELOPMENT SERVICES DEPARTMENT
LAND USE ENGINEERING
DEVELOPMENT REQUIREMENTS
PARCEL MAP NO 20796 AND COMMISSION REVIEW AND APPROVAL NO. 914, REVISION NO.1

Date of P.C. Meeting:	**June 25, 2024**
Applicant:	**Gary Miller Architects**
Location:	**Southwest Corner of Alabama Street and Orange Avenue**
Project Description:	**Construct Three Apartment Buildings with 164 Apartment Units**

The applicant shall comply with the following engineering requirements to allow for the orderly development of the surrounding area and for public health and safety.

All requirements for development shall be consistent with requirements set forth in the East Valley Corridor Specific Plan; applicable sections of Redlands Municipal Code; latest edition of "Redlands Standard Specifications and Detail Drawings for Design and Construction of Public Improvements"; latest edition of American Public Works Association "Standard Plans for Public Works" and "Standard Specifications for Public Works Construction – Greenbook"; latest edition of "Redlands Water Systems Standard Specifications"; latest edition of "Redlands Sanitary Sewer Systems Standard Specifications"; and current Redlands policies and guidelines relative to development projects.

A. The following items are required prior to issuance of the GRADING PERMIT.

1. Pay plan check fee as established per resolution. The amount will be determined at plan check submittal.

2. Plans required to be submitted include:
   a. Precise Grading Plan. Grading plans shall be coordinated with the existing and proposed off-site improvements. (RMC 15.04)
   b. SWPPP/Erosion Control Plan. Erosion/Sediment Control Plan shall be submitted for review and approval. A copy of the project's Storm Water Pollution Prevention Plan (SWPPP) shall be submitted for review. SWPPP Best Management Practices (BMPs) to prevent and control discharges to the municipal separate storm sewer (drain) system shall be in effect for the entire duration of project construction to its completion and acceptance by the City. (RMC 13.54)
   c. Water Quality Management Plan. Submit preliminary/final Water Quality Management Plan (WQMP) for review and approval. WQMP shall consist of post construction Best Management Practices (BMPs) prepared in accordance with the requirements and guidelines of the San Bernardino County Stormwater Program. The requirements of the WQMP shall remain in effect throughout the life of the project. (California State Order No. R8-2010-0036)

All plans used as reference for design shall be listed on title sheet of all plans with reference numbers. All plans shall be submitted on 24" x 36" size sheets. Six (6) copies of each are required. After final review, grading and SWPPP plans shall be submitted on 24" x 36" size, min. 4 mil, mylar sheets for City's approval.

3. Submission of plan sets shall be complete and include all required engineering designs and drawings listed in No. 2 above. All plans submitted shall be substantially complete, and no plan check queue place-holder plans will be accepted. An incomplete plan submittal will not be accepted for plan check.

4. All support documentation shall be submitted with the plans to be checked. Submission shall include:
   a. Hydrology Report and Hydrologic Calculations; (RMC 17.11.020)
   b. Geotechnical Report; (RMC 17.07.040)
   c. Easement Documents. (RMC 17.11.090)

5. A final WQMP that is in substantial conformance with the preliminary WQMP and in full conformance with the WQMP Guidance Document shall be submitted and approved prior to the approval of precise grading plans.

6. Cash cleanup deposit shall be submitted ($3,000.00). Deposit will be reimbursed after the work is completed and accepted by the City upon written request. (RMC 12.16.290)

7. For all development requiring coverage under the state of California General Storm Water Permit, in effect at the time of permit issuance, and whom have filed with the State Board a Notice of Intent (NOI), a copy of the Waste Discharge Identification Number (WDID) and NOI shall be submitted for review and file. Call (866) 563-3107. (RMC 13.54)

8. The Final WQMP shall also include a site trash plan detailing the installation, operation, and maintenance of a Full Capture System (FCS) for loose trash. The intent of the FCS is to capture loose trash preventing the trash from entering the site storm drains and basins. BMPs or devices used as FCS devices shall require acceptance by the City Engineer. Full Capture Systems are defined as treatment controls (either a single device or a series of devices) capable of trapping all particles 5 mm or greater. In addition, the FCS shall trap trash from the greater of:

   a. A flow not less than the peak flow rate, Q, resulting from a one-year, one-hour, storm. Precipitation intensity shall be determined using the NOAA ATLAS 14 Point Precipitation Frequency Estimates web site; or
   b. A flow rate equal to the on-site storm water conveyance system including pipes, channels, and swales.

B. The following items are required prior to RECORDATION OF PARCEL MAP.

1. Pay plan check fee as established per resolution. The amount will be determined at plan check submittal. (City Resolution No. 7671)

2. Plans required to be submitted shall include (RMC 17.17.060):
   a. Parcel Map.

3. Submission of plan sets shall be complete and include all required engineering designs and drawings listed in No. 2 above. All plans submitted shall be substantially complete, and no plan check queue place-holder plans will be accepted. An incomplete plan submittal will not be accepted for plan check.

4. All support documentation shall be submitted with the plans to be checked. Submission shall include (RMC 17.11.020 and RMC 17.11.090):
   a. Title Reports and backup documents for the property;
   b. All record maps and deeds referenced on the Tract/Parcel Map;
   c. Easement Documents;
   d. Boundary and Lot Closure Calculations; and
   e. Record plans, maps and documents.

5. Pay the required development impact fees per ordinance in effect at time of approval of Final Parcel Map. The exact amount will be determined based upon the review of the final building plans and project information. Development Impact Fees shall include;
   - Water Source Acquisition Charge (RMC 13.40); and
   - Remaining Development Impact Fees will be due at time of building permit issuance or water meter installation (RMC 13.48.030 and Redlands Ordinance No. 2830).

7. All off-site improvements shall be designed by a Civil Engineer licensed in the State of California. All existing utilities shall be pot-holed to determine the actual depth if no signed plan is available. Field notes will be submitted at time of submitting the plan for review and plan checking (RMC 17.17.060).

8. The approximate locations of existing underground utilities shall be shown on the site/grading plans. The utilities shall be plotted from record and field data. The City of Redlands and the design Engineer assume no liability as to the exact location of said lines where locations are not shown.

9. Submission of approved onsite potable and irrigations plans is required prior to connection to recycled water system. All onsite improvements shall be done in accordance with the Water Resources Control Board, Division of Drinking Water requirements for recycled water. City shall submit plans to Division of Drinking Water for approval prior to final approval and installation of irrigation meters.

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

11. Requirements for Alabama Street (RMC 17.15 and 17.17):

    a. Repair/replace altered, broken or substandard existing off-site improvements to the project boundary. No altered, broken or substandard existing off-site improvements observed at this time.
    b. Construct underwalk drain, if necessary; and
    c. Install residential/commercial fire hydrants as required by the Redlands Fire Department. Provide fire flow calculations.

12. Requirements for Orange Avenue (RMC 17.15 and 17.17):

    a. Repair/replace altered, broken or substandard existing off-site improvements to the project boundary. No altered, broken or substandard existing off-site improvements observed at this time.
    b. Construct underwalk drain, if necessary; and
    c. Install residential/commercial fire hydrants as required by the Redlands Fire Department. Provide fire flow calculations.

13. Provide for adequate drainage facilities. The applicant shall provide and submit all necessary hydrology/hydraulic studies and calculations in accordance with the San Bernardino County Hydrology Manual (RMC 17.17).

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

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

16. Survey and Monumentation cash bond must be posted.

C. The following items are required prior to issuance of the BUILDING PERMIT

1. Pay plan check fee as established per resolution. The amount is to be determined at plan check submittal. (City Resolution No. 7671)

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

3. Pay the required development impact fees per ordinance in effect at time of issuing the building permit. The exact amount will be determined based upon the review of the final building plan or project information. Development Impact Fees shall include:
    - Transportation Facilities; (RMC 3.54)
    - Fire Facilities; (RMC 3.60)

- General Government Facilities; (RMC 3.60)
- Library Facilities; (RMC 3.60)
- Open Space/Park; (RMC 3.32)
- Police Facilities; (RMC 3.60)
- Storm Drain Facilities; (RMC 3.56)
- Water Capital Improvement Charge; (RMC 3.48)
- Recycled Water Capital Improvement Charge; (RMC 3.53)
- Water Source Acquisition Charge *; (RMC 13.40)
- Sewer Capital Improvement Charge; (RMC 3.44) and
- Solid Waste Capital Improvement Charge; (RMC 3.70)

* These charges are required for building permit issuance if Final or Parcel Map was not required for the project or charges were not paid with the Final or Parcel Map approval.

4. Although this project will have an on-going inspection throughout construction, a final inspection for all off-site improvements must be scheduled by developer to certify that these improvements comply with City specifications. (RMC 12.16.090)

5. Comply with City of Redlands Landscape Ordinance No. 2724 and submit a landscape/irrigation plan prepared by a licensed landscape architect for review and approval. The irrigation system shall be designed and constructed to make use of future recycled and/or recycled water system.

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

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

8. Parcel map shall be recorded and proof of recordation provided.

D. The following items are required prior to approval of APPLICATION FOR WATER SERVICE CONNECTION and prior to WATER METER INSTALLATION.

1. Pay the Water Capital Improvement Charge; (RMC 3.48.030)

2. Pay the Recycled Water Capital Improvement Charge; (RMC 3.53.050)

3. Pay the Water Meter Charge. (Redlands Ordinance No. 2830)

E. The following items are required prior to issuance of the ENCROACHMENT PERMIT.

1. Cash cleanup deposit shall be submitted ($3,000.00). Deposit will be reimbursed after the work is completed and accepted by the City upon written request. (Required unless previously submitted under Sections A, B or C.) (RMC 12.16.290)

2. Section 4216/4217 of the Government Code requires a Dig Alert Identification Number be issued before a "Permit to Excavate" will be valid. For your Dig Alert Identification Number, call Underground Service Alert toll free, 1-800-227-2600, two (2) working days prior to conducting any excavation. (RMC 12.20.120)

3. Encroachment Permit application and two (2) sets of City approved plans must be submitted for all off-site improvements. Encroachment Permit fees shall be paid prior to issuance of Encroachment Permit. (RMC 12.16.010)

4. A California OSHA Permit Number for all work that is 5 feet deep or deeper shall be provided. Call (909)383-4321. (RMC 12.16.040)

5. A traffic control plan shall be prepared in accordance with the latest revision of CA MUTCD or W.A.T.C.H. manual, submitted and accepted by the City Engineer prior to issuance of an encroachment permit. The plan shall show all required construction signage, warning devices, road closures, detours, delineation, phasing schedules and anticipated durations of closures and detours for any work within the public right-of-way. The plans shall provide names and 24-hour phone numbers of individuals who can be contacted regarding traffic control measures.

F. The following items are required prior to issuance of CERTIFICATE OF OCCUPANCY.

1. All requirements as described in Sections A, B, C, D and E of these conditions of approval shall be met.

2. All work shall be completed to the satisfaction of the City Engineer. All as-built plans shall be delivered to the Municipal Utilities and Engineering Department for review and approval.

3. The Engineer of Record shall file a Final Certification for all grading and improvements relating to the project development.

4. Owner's Licensed Land Surveyor shall reset survey points, monuments, record corners, and centerline ties that were destroyed during construction and shall file Corner Records for those points prior to completion of the project with San Bernardino County Surveyor. Copies of information shall be furnished to the

Municipal Utilities and Engineering Department. [California B&P Code 8762, 8767, 8768, 8771, and 8773(b)]

5. One mylar copy of recorded parcel map shall be furnished to the Development Services Department.

6. Streets may be required to have a seal coat applied at the option of the City Engineer. Type of seal coat is to be determined by the City Engineer.

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

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

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

G. The following items are required prior to release of SECURITIES/WARRANTIES/DEPOSITS.

1. Prior to the release of the securities for the project, all improvements shall be reviewed and accepted by the City Engineer.

2. A recorded mylar copy of the Parcel map shall be submitted, if a part of a lot-sale subdivision and not included in Item E.

3. Tie sheets shall be submitted for all monuments found and/or set in the public right-of-way.

4. The release of securities/warranties/deposits must be requested in writing to the City Engineer. Allow 30 days for processing.

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

Initial

FILE: PM 20796

City Council Meeting **L. 1.**

DATE: 10/01/2024

TO: Honorable Mayor and City Council Members

SUBJECT: Consideration of the Amended and Restated City Manager Employment Agreement between the City of Redlands and Charles M. Duggan, Jr. (Mayor Tejeda and Mayor Pro Tem Barich)

MOTION(S):

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

I move to approve the Amended and Restated City Manager Employment Agreement between the City of Redlands and Charles M. Duggan, Jr.

RECOMMENDATION:

To approve the Amended and Restated Employment Agreement between the City of Redlands and Charles M. Duggan, Jr.

DISCUSSION:

Charles M. Duggan, Jr. has dutifully served as the City Manager since January 2020. The current Employment Agreement with the City Manager expires on January 31, 2026. The City Council wishes to amend the City Manager's contract prior to its expiration. It is proposed that the City Council approve an Amended and Restated Employment Agreement, which proposes the following terms.

1. Term of the employment agreement extended to January 31, 2028.
2. Base salary increases in accordance with the following schedule:
    a. Effective January 15, 2025, annual base salary shall increase to Three Hundred Twenty Thousand Dollars ($320,000).
    b. Effective the first payroll period following July 1, 2025, Employee will receive a one percent (1%) increase to his Salary over the prior year.
3. Other terms as set forth in the current contract remain unchanged.

This report complies with Government Code Section 54953(c)(3).

ALTERNATIVES:

The City Council may elect not to approve the Agreement and provide alternative direction to staff.

STRATEGIC PLAN:
N/A.

SUBMITTED BY:
Mayor Eddie Tejeda and Mayor Pro Tem Paul T. Barich

REVIEWED BY:
Charles M. Duggan, Jr.
Yvette M. Abich Garcia, City Attorney
Danielle Garcia, Management Services/Finance Director

PREPARED BY:
Janice McConnell

Fiscal Impact

Fiscal Year:	2025
Revenue Generating:	No
Appropriation Required Y/N:	No
Amount:	14,408

Discussion:

The amended and restated agreement represents an increase in base pay of $14,408. Other benefits tied to base salary will be adjusted accordingly and their impacts are minimal.

Attachments

City Manager Employment Agreement
City Manager Employment Agreement Redline
Salary Survey
2023 California Government Compensation
2023 Controllers Report by Total Wages
2023 Controllers Report by Population

CITY OF REDLANDS

AMENDED AND RESTATED CITY MANAGER EMPLOYMENT AGREEMENT

This Amended and Restated City Manager Employment Agreement (this "Agreement") is made and entered into the 1st day of October, 2024 ("Effective Date") by and between the City of Redlands, a general law city and municipal corporation ("City") and Charles M. Duggan Jr., an individual ("Employee"). For purposes of this Agreement, City and Employee are sometimes individually referred to herein as a "Party" and, together, as the "Parties."

RECITALS

WHEREAS, Employee has dutifully served as City Manager since January 2020; and

WHEREAS, it is the desire of City to continue to retain the services of Employee as City Manager and the desire of the Employee to serve in that capacity; and

WHEREAS, Government Code section 34852 provides that an ordinance establishing a city manager form of government shall define the powers and duties of the city manager; and

WHEREAS, the duties of the city manager of the City are set forth in full in Chapter 2.04 of the Redlands Municipal Code ("RMC"); and

WHEREAS, RMC section 2.04.010 states: "The City Manager shall be appointed by the City Council solely on the basis of his executive and administrative qualifications and ability, and shall hold office at and during the pleasure of the City Council;" and

WHEREAS, it is the desire of City to: (1) provide inducement for Employee to remain in City's employment; (2) make possible full work productivity by providing Employee with assurances regarding his employment; and (3) provide an equitable process for terminating Employee's services if that should occur; and

WHEREAS, the City Council of the City of Redlands ("City Council") has determined that Employee has the required executive and administrative qualifications and ability, along with the level of education, experience, skills and expertise to serve as the City Manager of the City; and

WHEREAS, it is the desire of the City Council to amend and restate the terms and conditions of the Agreement.

NOW, THEREFORE, for and in consideration of the mutual promises contained herein, the Parties agree as follows:

AGREEMENT

1. Employment and Duties

1.1 Duties. The City Council hereby appoints Employee as the City Manager for the City to perform the functions and duties of that position, as described in the California Government Code and Chapter 2.04 of the Redlands Municipal Code (as such Chapter may be amended from time to time in the sole discretion of the City Council without any amendment of this Agreement or Employee's acquiescence), and such other legally permissible and proper duties and functions as the City Council shall, from time to time, direct or assign to Employee. Employee agrees to perform all such functions and duties to the best of his ability and in an efficient, competent, and ethical manner.

1.2 Term. The City hereby employs Employee as City Manager on an at-will basis remaining in effect until January 31, 2028.

1.3 Work Schedule. Employee will report to the entire City Council. It is recognized that Employee is expected to engage in the hours of work that are necessary to fulfill the obligations of the position of City Manager, must be available at all times and devote significant time outside of "normal" City office hours to the business of the City. Employee acknowledges that proper performance of the duties of the City Manager will require Employee to generally observe normal business hours (currently 7:30 a.m. to 5:30 p.m., Monday through Friday in accordance with City's "9/80" work schedule), as set by the City and as may be duly revised from time-to-time by the City, and will also often require the performance of necessary services outside of normal business hours. Employee may bank Fridays worked while City Hall is closed for up to four months. Employee is pre-authorized to work remotely, for periods of time not exceeding two-weeks, four times each year. Employee's compensation (whether salary or benefits) is not based on hours worked. Furthermore, the City Manager position remains an "exempt" classification under the overtime provisions of the federal Fair Labor Standards Act ("FLSA") and Employee shall not be entitled to any compensation for overtime, nor subject to such overtime provisions of the FLSA.

1.4 Other Activities. Employee shall focus his professional time, ability, and attention to the City's business during the term of this Agreement. Employee shall not engage, without the express prior written consent of the City Council, in any other business duties or pursuits whatsoever, or directly or indirectly render any services of a business, commercial, or professional nature, to any other person or organization, whether for compensation or otherwise, that is or may be competitive with the City, that might cause a conflict-of-interest with the City, or that otherwise might interfere with the business or operation of the City or the satisfactory performance of the functions and duties of the City Manager.

1.5 Employment Status. Employee shall serve at the will and pleasure of the City Council and understands he shall continue to be an "at-will" employee and shall be subject to summary dismissal without any right of notice or hearing, including any so-called due process pre-disciplinary "Skelly" hearing. The City may terminate Employee at any time in accordance with Section 3.2 below.

1.6 Exemption from Personnel System. Redlands Municipal Code section 2.56.030 expressly exempts the "City Manager" position from the City's Personnel System established in Redlands Municipal Code Chapter 2.56. Employee understands, acknowledges and agrees that Employee is exempt from the City's Personnel System.

1.7 City Documents. All data, studies, reports and other documents prepared by Employee while performing his duties during the term of this Agreement shall be furnished to and become the property of the City, without restriction or limitation on their use. All ideas, memoranda, specifications, plans, procedures, drawings, descriptions, computer program data, input record data, written information, and other materials either created by or provided to Employee in connection with the performance of this Agreement shall be held confidential by Employee to the extent permitted by applicable law, except as may be required by any governmental agency or court of competent jurisdiction. Such materials shall not be used by Employee, without the prior written consent of the City Council, for any purposes other than the performance of Employee's duties. Additionally, no such materials may be disclosed to any person or entity not connected with the performance of services under this Agreement, except as required by (a) law, (b) any governmental agency, (c) subpoena, or (d) an order issued by a court of competent jurisdiction.

1.8 ICMA Code of Ethics. The Parties mutually desire for Employee to be subject to and comply with the International City/County Management Association ("ICMA") Code of Ethics, and Employee commits to comply with the ICMA Code of Ethics. The City and the City Council agree that the City Council will not require that Employee violate the ICMA Code of Ethics as part of his employment with the City.

2. Compensation and Reimbursement

2.1 Current Base Salary. Beginning with the pay period to be paid on January 15, 2025, employee shall receive Three Hundred Twenty Thousand Dollars ($320,000) as his annual base salary ("Salary") for the City Manager position. Employee's Salary shall be paid on a pro-rated basis bi-weekly at the same time as other employees of the City are paid, and shall be subject to normal and proper withholdings as determined by state and federal law, and as determined appropriate by the City Council, and shall be subject to payroll taxes, workers' compensation, and other payroll-related liability costs. Effective the first payroll period following July 1, 2025, Employee will receive a one percent (1%) increase to his Salary over the prior year.

2.2 Salary Adjustment. Following the annual performance evaluation set forth in Section 5.2 hereof, the City Council may increase Employee's base salary and benefits package based on the results of those annual reviews. Any adjustments in the base salary and/or benefits following the annual performance evaluation under Section 5.2 are not automatic and instead shall be at the sole discretion of the City Council.

2.3 Incentive Bonus. Annually, beginning in August 2023, Employee may be eligible for a lump-sum incentive bonus, at the sole discretion of the City Council, for performance

substantially above expectations. The City Council may establish criteria as the basis for any bonus that may be awarded and such criteria will be delivered in writing to Employee before December 31 of each year. Employee and City agree that the City Council is not obligated to grant an incentive bonus and that no assurances have been given to Employee that any incentive bonus will be granted during the term of this Agreement.

2.4 Business Expense Reimbursements. The City shall reimburse Employee for reasonable and necessary travel, subsistence, and other City-related business expenses incurred by Employee in the performance of his duties. All reimbursements shall be subject to and in accordance with California law, the City's adopted policies, and IRS rules for reporting compensation through payroll or reimbursement through accounts payable.

3. Termination

3.1 Termination by Employee. Employee may terminate this Agreement at any time, provided Employee provides the City with at least thirty (30) days prior written notice. In the event Employee terminates this Agreement, Employee expressly agrees that Employee shall not be entitled to any severance pay.

3.2 Termination by the City. The City may terminate this Agreement at any time, with the affirmative vote of the majority of the City Council at a duly authorized meeting, with or without cause, by providing written notice to Employee of the same. The City's right to terminate Employee pursuant to this Section 3.2 shall not be subject to, or in any way limited by, the City's Personnel Rules and Regulations, or any subsequent related resolutions, or past City practices related to the employment, discipline or termination of the City's employees. Employee expressly waives any rights provided for the City Manager under the City's Personnel Rules and Regulations, Municipal Code, or under other local, state or federal law to any other form of pre- or post-termination hearing, appeal, or other administrative process pertaining to termination. Nothing herein shall be construed to create a property interest, where one does not exist by rule of law, in the position of City Manager.

(a) Termination by the City for Cause. The City may terminate this Agreement at any time by providing Employee with prior written notice of the termination for cause and the facts and grounds constituting such cause. The term "cause" shall be defined to include any misconduct materially related to performance of official duties, including, but not be limited to, any of the following: (1) willful or persistent material breach of duties or inattention to duties, (2) résumé fraud or other acts of material dishonesty, (3) unauthorized or excessive absence or leave, (4) conviction of a misdemeanor involving moral turpitude (i.e., offenses contrary to justice, honesty, or morality) or abuse of position as City Manager, (5) conviction of a felony under California law, (6) violation by Employee of the City's anti-harassment policies, as may be amended, or a finding a legally prohibited personal act of harassment against a City official or employee or legally prohibited personal act of discrimination against a City official or employee has occurred and Employee was aware or should have been aware of that act, (7) violation of state law or the RMC or any City ordinance, rule or regulation, (8) use or possession of illegal drugs in violation of state law and/or City policy, (9) continued abuse of non-prescription drugs or alcohol

that materially affects the performance of required duties as City Manager, (10) engaging in conduct unbecoming for a public official or which brings disrepute to the City, (11) any illegal or unethical act involving personal gain, including conviction of theft or attempted theft, (12) Employee's significant mismanagement of City finances, (13) any pattern of repeated, willful and intentional insubordination of the City Council, (14) gross misfeasance or gross malfeasance, (15) failure to comply with the ICMA Code of Ethics, as may be amended; or (16) any similar cause. For any of the foregoing, the City may, in its discretion, place Employee on paid or unpaid administrative leave until resolution. If the City terminates, for cause, this Agreement and the services of Employee hereunder, then the City shall have no obligation to pay Employee any severance pursuant to section 4, below.

(b) Termination by the City without Cause. The City may terminate Employee without cause, with no less than a sixty (60) day notice of intention to terminate his employment, unless such notice period is waived in whole or in part by the City Council, based upon any management reason such as implementing the City's goals or policies, including, but not limited to: (i) change of administration, or (ii) incompatibility of management styles, or for any other reason, or no publicly stated reason. In the event Employee is terminated without cause, Employee shall be compensated at full pay and benefits until the effective date of termination. If so requested by the City Council, Employee shall continue to use his best efforts and skills to perform his duties during this period and shall fully cooperate with any successor designated by the City Council. Employee will qualify for severance pay according to Section 4.1 below. Employee expressly agrees Employee shall not be entitled to any severance pay as the result of the termination of this Agreement except as provided in Section 4.1 below.

4. Severance

4.1 Severance Pay. In the event Employee is terminated without cause and Employee does not challenge such termination, including, but not limited to, by means of appeal or civil or administrative claim or "liberty-interest" hearing, then the City shall pay to Employee severance in an amount equal to twelve months Employee's base salary then in effect. Notwithstanding any other provision of this Section 4.1, if such proposed severance payment exceeds the amount authorized to be paid under Government Code Section 53260, then the amount paid to Employee shall be reduced in the amount necessary to comply with such statute. (Government Code Section 53260 provides all contracts of employment with a city must include a provision limiting the maximum cash settlement for the termination of the contract to the monthly salary (excluding benefits) multiplied by the number of months left on the unexpired term, but not more than eighteen (18) months if the unexpired term exceeds eighteen (18) months). The severance payment shall not include the monetary value of benefits during said time, but salary only.

4.2 No Severance Pay if Termination for Cause or Initiated by Employee. As provided in Subdivision 3.2(a), if Employee is terminated for cause, then the City shall have no obligation to pay the severance provided for in Section 4.1 above. As provided in Section 3.1, if Employee initiates termination of this Agreement, then the City shall have no obligation to pay the severance provided for in Section 4.1 above.

4.3 Sole Rights. The severance rights provided in this Section 4 shall constitute the sole and only entitlement of Employee with respect to severance pay in the event of the termination, other than for cause or by expiration of this Agreement. Employee expressly waives any and all other rights with respect to severance pay except as provided herein.

5. Performance Evaluations

5.1. Purpose. The performance review and evaluation process set forth herein is intended to provide review and feedback to Employee so as to facilitate the effective management of the City. Nothing herein shall be deemed to alter or change the employment status of Employee as City Manager (as set forth in Section 1.6 above), nor shall this Section 5 be construed as requiring "cause" to terminate this Agreement, or the services of Employee hereunder.

5.2. Annual Evaluation. The City Council shall endeavor to conduct a formal or informal review and evaluate the performance of Employee on an annual basis within thirty (30) days before the anniversary date of the Effective Date of this Agreement in each year during the term hereof. Such performance review and evaluation may be conducted concurrently with an annual base salary review provided for in Section 2.2 hereof, and in accordance with the purpose noted in Section 5.1 above.

5.3. Establishment of Goals. The City Council will establish performance objectives and goals for Employee in connection with the initial evaluation, and each annual evaluation, of Employee pursuant to this Section 5. Such objectives and goals shall be reasonably attainable within the time frame established by the City Council and within the City's annual budget.

6. Benefits and Other Compensation

6.1 Professional Development. The City recognizes its obligation to the professional development of the City Manager and agrees Employee shall be given adequate opportunities to develop and maintain skills and abilities as the City Manager. Employee is expected and encouraged to and does agree to participate in professional organizations and to attend local and regional meetings and conferences related to matters of interest to the City consistent with the time required for such attendance in relationship to Employee's other responsibilities as determined by the City Council. The City Council hereby agrees to budget an amount, to be determined in the exercise of its sole discretion, to pay the cost, travel and subsistence expense of Employee for professional and/or official travel, meetings, and occasions adequate to continue professional development of Employee and to adequately pursue necessary official functions for the City. Employee shall be responsible for maintaining any professional certifications recognized as necessary or desirable in the performance of the duties hereunder. The City agrees to pay the annual professional dues and subscriptions necessary for full participation in national, regional, state, or local associations and organizations necessary and desirable for the best interests of the City, and for Employee's continued professional participation and advancement. To authorize the City's annual costs related to Employee's continued professional development, the anticipated costs must be included in the City's adopted or amended annual budget. The City Council is the approval authority for the City's annual budget. At a minimum, that may include any professional dues for membership with the ICMA, and the League of California Cities (LCC), as well as

including travel expenses and registration for attendance at the annual ICMA conference, the annual LCC General Membership conference (LCC's Annual Conference), the annual LCC City Manager Department conference, and the annual LCC New Mayor and Council Members Academy.

6.2 Paid Annual Leave. Employee shall be entitled to paid annual leave ("Annual Leave") at an accrual rate of sixteen and fifty-four one-hundredths (16.54) hours pro rata per pay period. Employee's Annual Leave is inclusive of all other leave benefits including, but not limited to, sick leave, executive leave, and vacation. Upon separation, for any reason, Employee shall be entitled to one hundred percent (100%) of Employee's unused Annual Leave balance then existing, at Employee's then current hourly rate of pay, subject to normal and proper withholdings as determined by state and federal law, and shall be subject to payroll taxes, workers' compensation, and other payroll-related liability costs in the same manner as other employees of the City.

(a) Holiday Leave. Employee shall be granted the following fourteen (14) holidays: New Year's Day, Martin Luther King Day, President's Day, Cesar Chavez Day, Memorial Day, Juneteenth, Independence Day, Labor Day, Columbus Day, Veteran's Day, Thanksgiving Day, Day after Thanksgiving Day, Christmas Eve and Christmas Day. Employee may bank unused holidays for up to four months.

6.3 Health and Welfare Benefits. Employee shall be entitled to certain rights and privileges no less than all other benefits that are generally accorded to City Department Directors regarding health, welfare and benefits, as provided in the City Department Directors' Memorandum of Understanding, and no less than as set forth in Exhibit "A" to this Agreement.

6.4 Retirement. Employee is believed to be a New Member/PEPRA, as defined by CalPERS and as mandated by the Public Employees' Pension Reform Act of 2013. Employee will be classified in the City's Tier II pension plan. Accordingly, Employee shall be entitled to participate in the City's CalPERS Retirement Program with the 2% at 62 formula.

6.5 Automobile. Employee shall receive Five Hundred Dollars ($500.00) per month as vehicle allowance to reimburse Employee for use of a personal vehicle in pursuit of recognized official duties. The allowance will be paid in the regular payroll process with Salary beginning with the first payroll paid subsequent to the Employee's commencement date consistent with the payment method of allowances provided to other employees of the City. The allowance is subject to normal and proper withholdings as determined by state and federal law and shall be subject to payroll taxes and other payroll-related liability costs in the same manner as other employees of the City. Employee shall be responsible for any personal income tax that may result from that reimbursement.

6.6 Deferred Compensation. Employee is eligible to participate in the City's 457(b) and 401(a) deferred compensation programs. Commencing January 2023, on or before the second payroll check date of each calendar year the City will contribute the maximum amount allowed under the law (including catchup provisions for employees 50 years or older) for that year to Employee's 457(b) deferred compensation plan. Additionally, commencing January 2023, on or

before the second payroll check date of each calendar year the City will also contribute the maximum amount allowed under the Public Employees' Pension Reform Act for that year to Employee's 401(a) deferred compensation plan in an amount equal to the result of the following formula: the difference between the Base Salary and the applicable pensionable compensation limit, pursuant to Government Code section 7522.10, but in no event higher than the Code 401(a)(17) limit, multiplied by the applicable employer normal cost rate for the City's miscellaneous plan as determined by CalPERS and set forth in the annual actuarial valuation reports issued by CalPERS. This amount shall not be reported to CalPERS as pensionable compensation and shall not be subject to any withholdings or taxes in accordance with Sections 3121(a)(5)(A) and 3401(a)(12)(A) of the Internal Revenue Code. If at any time the City ceases to participate in either a 457(b) or 401(a) plan, or is otherwise unable to make the contribution, Employee's salary will be adjusted to include the balance of the unmade contribution.

6.7 Bonding. The City shall bear the full cost of any fidelity or other bonds required for Employee under any law or City ordinance.

6.8 Flexible Spending Account. The City provides a Flexible Spending Account (FSA) program at Employee's sole cost and expense (employee cost may be income tax deferred in accordance with IRS regulations). Expenses that may be reimbursed using the FSA program include childcare, medical expenses not covered by insurance plan, orthodontic work, and similar qualifying expenses.

6.9 Business Equipment. The City will provide to Employee any job-related personal tools or equipment, such as a computer, desk, land-line phone, file cabinets, table and chairs, that serve the professional development of Employee and/or is needed to perform Employee's functions and duties. Upon termination, for any reason, Employee shall return all business equipment to the City no later than Employee's last day of employment. The City shall provide a City-owned cell phone for City-related business and functions during, before and after normal work hours. The City shall pay for any expenses related to initial purchase, data plan, monthly service plan, insurance, and replacement due to normal wear and tear. Employee shall follow the inventory control procedures for portable devices such as laptops and cell phones consistent with control procedures for other City employees. Employee may opt to receive a cellular telephone/smartphone stipend of $100 per month in lieu of device and service plan provided by City.

6.10 Additional compensation. The City Council may authorize and grant to Employee additional compensation and/or benefits in the future as may be deemed appropriate. Such additional compensation or benefits shall be made a part of this Agreement by written Amendment pursuant to Section 9.2 to be applied prospectively, unless City Council acts to provide otherwise.

7. Indemnification. To the extent mandated by the California Government Code, the City shall defend, hold harmless, and indemnify Employee against any tort, professional liability, claim or demand, or other legal action arising out of an alleged act or omission occurring in the performance of Employee's services under this Agreement. This section shall not apply to any intentional tort or crime committed by Employee, to any action outside the course and scope of

Employee's employment, or any other intentional or malicious conduct or gross negligence of Employee.

8. Other Terms - Conditions of Employment. The City Council, in consultation with Employee, shall establish any such other terms and conditions of employment as it may determine from time to time, provided such terms and conditions do not exceed the maximum salary and benefits approved by the City Council and are reduced to writing and signed by Employee and the Mayor of the City.

9. General Provisions

9.1 Entire Agreement. This Agreement represents the entire Agreement and understanding between the Parties and as of the Effective Date of this Agreement amends and supersedes any and all other agreements and understandings, either oral or in writing, between the Parties with respect to Employee's employment by the City and contains all of the covenants and agreements between the Parties with respect to such employment. No ordinances or resolutions of the City governing employment, including the Personnel System, shall apply unless specified herein. Each Party to this Agreement acknowledges that no representations, inducements, promises or agreements, orally or otherwise, have been made by either Party, or anyone acting on behalf of either Party, which are not embodied herein, and that no other agreement, statement or promises not contained in this Agreement shall be valid or binding upon either Party.

9.2 Amendment. This Agreement may be amended at any time by the mutual consent of the Parties by an instrument in writing, which amendment shall require City Council approval.

9.3 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 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, 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, Suite 200
PO Box 3005 (mailing)
Redlands, CA 92373

EMPLOYEE:
Charles M. Duggan Jr.
Address on file with City

9.4 Conflicts Prohibited. During the term of this Agreement, Employee shall not engage in any business or transaction or maintain a financial interest which conflicts, or reasonably might be expected to conflict, with the proper discharge of Employee's duties under this Agreement. Employee shall comply with all requirements of law, including but not limited to, Sections 87100 et seq., Section 1090 and Section 1126 of the Government Code, and all other

similar statutory and administrative rules.

9.5 Effect of Waiver. The failure of either Party to insist on strict compliance with any of the terms, covenants, or conditions of this Agreement by the other Party shall not be deemed a waiver of that term, covenant, or condition, nor shall any waiver or relinquishment of any right or power at any one time or times be deemed a waiver or relinquishment of that right or power for all or any other times.

9.6 Partial Invalidity. If any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions shall nevertheless continue in full force without being impaired or invalidated in any way.

9.7 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of California, which are in full force and effect as of the Effective Date of this Agreement.

9.8 Government Code Sections 53243 - 53243.4. Government Code sections 53243 - 53243.4 sought to provide greater transparency in local government and institute certain limitations on compensation paid to local government executives. Those statutes require that contracts between local agencies and certain employees include provisions requiring an employee who is convicted of a crime involving an abuse of his office or position to provide reimbursement to the local agency. Those statutes are incorporated herein by reference. Accordingly, the Parties agree that it is their mutual intent to fully comply with these Government Code sections and all other applicable law as it exists as of the date of execution of this Agreement and as such laws may be amended from time to time thereafter. Specifically, the following Government Code sections are called out and hereby incorporated by this Agreement:

> Section 53243. Reimbursement of paid leave salary required upon conviction of crime involving office or position.
>
> Section 53243.1. Reimbursement of legal criminal defense upon conviction of crime involving office or position.
>
> Section 53243.2. Reimbursement of cash settlement upon conviction of crime involving office or position.
> Section 53243.3. Reimbursement of non-contractual payments upon conviction or crime involving office or position.
>
> Section 53243.4. “Abuse of office or position” defined.

Employee represents Employee has reviewed, is familiar with, and agrees to comply fully with each of these provisions if any of these provisions are applicable to Employee, including that Employee agrees any cash settlement or severance related to a termination Employee may receive from the City shall be fully reimbursed to the City if Employee is convicted of a crime involving an abuse of Employee’s office or position.

9.9 Independent Legal Advice. The City and Employee represent and warrant to each other that each has received legal advice from independent and separate legal counsel with respect to the legal effect of this Agreement, or had the opportunity to do so, and the City and Employee further represent and warrant that each has carefully reviewed this entire Agreement and that each and every term thereof is understood and that the terms of this Agreement are contractual and not a mere recital. This Agreement shall not be construed against the Party or its representatives who drafted it or who drafted any portion thereof.

9.10 Prohibition against Assignment. Neither this Agreement nor any right, privilege or obligation of Employee hereunder shall be assigned or transferred by him without the prior written consent of the City Council. Any attempt at assignment or transfer in violation of this subsection shall, in the sole discretion of and at the option of the City Council, be null and void and may be considered a material breach of this Agreement and "cause" for termination of this Agreement.

9.11 Severability. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions shall nevertheless continue in full force and effect without being impaired or invalidated in any way.

IN WITNESS WHEREOF, the City of Redlands has caused this Agreement to be signed and executed on its behalf by its Mayor, and duly attested by the City Clerk, and Employee has signed and executed this Agreement, all in triplicate.

CITY OF REDLANDS

By:_____
Eddie Tejeda, Mayor

EMPLOYEE

By:_____
Charles M. Duggan, Jr.

ATTEST:

By:_____
Jeanne Donaldson, City Clerk

Exhibit “A”

Additional Benefits

- Medical Insurance – City pays the entire monthly premium for employees and their eligible dependents through PERS Health
- Dental Insurance – City pays the entire monthly premium for employees and their eligible dependents
- Vision Insurance - City pays the entire monthly premium for employees and their eligible dependents
- $150 per year to offset medical insurance co-payments and/or deductibles
- Life Insurance - $25,000
- Accidental Death & Dismemberment Insurance - $25,000
- State Disability Insurance – Premium paid by Employee
- Credit Union
- Employee Assistance Program
- YMCA Membership – City will provide a paid annual membership for Employee to the Redlands YMCA.
- Retiree Health – upon retirement from the City and CalPERS, Employee will be eligible for medical coverage as provided through CalPERS. The City will contribute $397 per month towards the medical premium.
- Tuition Reimbursement - $2500 per year reimbursement for courses successfully taken at an accredited institution.

CITY OF REDLANDS

AMENDED AND RESTATED CITY MANAGER EMPLOYMENT AGREEMENT

This Amended and Restated City Manager Employment Agreement (this "Agreement") is made and entered into the ~~5th~~ 1st day of October~~July~~, 2024~~3~~ ("Effective Date") by and between the City of Redlands, a general law city and municipal corporation ("City") and Charles M. Duggan Jr., an individual ("Employee"). For purposes of this Agreement, City and Employee are sometimes individually referred to herein as a "Party" and, together, as the "Parties."

RECITALS

WHEREAS, Employee has dutifully served as City Manager since January 2020; and

WHEREAS, it is the desire of City to continue to retain the services of Employee as City Manager and the desire of the Employee to serve in that capacity; and

WHEREAS, Government Code section 34852 provides that an ordinance establishing a city manager form of government shall define the powers and duties of the city manager; and

WHEREAS, the duties of the city manager of the City are set forth in full in Chapter 2.04 of the Redlands Municipal Code ("RMC"); and

WHEREAS, RMC section 2.04.010 states: "The City Manager shall be appointed by the City Council solely on the basis of his executive and administrative qualifications and ability, and shall hold office at and during the pleasure of the City Council;" and

WHEREAS, it is the desire of City to: (1) provide inducement for Employee to remain in City's employment; (2) make possible full work productivity by providing Employee with assurances regarding his employment; and (3) provide an equitable process for terminating Employee's services if that should occur; and

WHEREAS, the City Council of the City of Redlands ("City Council") has determined that Employee has the required executive and administrative qualifications and ability, along with the level of education, experience, skills and expertise to serve as the City Manager of the City; and

WHEREAS, it is the desire of the City Council to amend and restate the terms and conditions of the Agreement.

NOW, THEREFORE, for and in consideration of the mutual promises contained herein, the Parties agree as follows:

AGREEMENT

1. Employment and Duties

1.1 Duties. The City Council hereby appoints Employee as the City Manager for the City to perform the functions and duties of that position, as described in the California Government Code and Chapter 2.04 of the Redlands Municipal Code (as such Chapter may be amended from time to time in the sole discretion of the City Council without any amendment of this Agreement or Employee's acquiescence), and such other legally permissible and proper duties and functions as the City Council shall, from time to time, direct or assign to Employee. Employee agrees to perform all such functions and duties to the best of his ability and in an efficient, competent, and ethical manner.

1.2 Term. The City hereby employs Employee as City Manager on an at-will basis remaining in effect until January 31, 2028~~6~~.

1.3 Work Schedule. Employee will report to the entire City Council. It is recognized that Employee is expected to engage in the hours of work that are necessary to fulfill the obligations of the position of City Manager, must be available at all times and devote significant time outside of "normal" City office hours to the business of the City. Employee acknowledges that proper performance of the duties of the City Manager will require Employee to generally observe normal business hours (currently 7:30 a.m. to 5:30 p.m., Monday through Friday in accordance with City's "9/80" work schedule), as set by the City and as may be duly revised from time-to-time by the City, and will also often require the performance of necessary services outside of normal business hours. Employee may bank Fridays worked while City Hall is closed for up to four months. Employee is pre-authorized to work remotely, for periods of time not exceeding two-weeks, four times each year. Employee's compensation (whether salary or benefits) is not based on hours worked. Furthermore, the City Manager position remains an "exempt" classification under the overtime provisions of the federal Fair Labor Standards Act ("FLSA") and Employee shall not be entitled to any compensation for overtime, nor subject to such overtime provisions of the FLSA.

1.4 Other Activities. Employee shall focus his professional time, ability, and attention to the City's business during the term of this Agreement. Employee shall not engage, without the express prior written consent of the City Council, in any other business duties or pursuits whatsoever, or directly or indirectly render any services of a business, commercial, or professional nature, to any other person or organization, whether for compensation or otherwise, that is or may be competitive with the City, that might cause a conflict-of-interest with the City, or that otherwise might interfere with the business or operation of the City or the satisfactory performance of the functions and duties of the City Manager.

1.5 Employment Status. Employee shall serve at the will and pleasure of the City Council and understands he shall continue to be an "at-will" employee and shall be subject to summary dismissal without any right of notice or hearing, including any so-called due process pre-disciplinary "Skelly" hearing. The City may terminate Employee at any time in accordance with Section 3.2 below.

1.6 Exemption from Personnel System. Redlands Municipal Code section 2.56.030 expressly exempts the "City Manager" position from the City's Personnel System established in Redlands Municipal Code Chapter 2.56. Employee understands, acknowledges and agrees that Employee is exempt from the City's Personnel System.

1.7 City Documents. All data, studies, reports and other documents prepared by Employee while performing his duties during the term of this Agreement shall be furnished to and become the property of the City, without restriction or limitation on their use. All ideas, memoranda, specifications, plans, procedures, drawings, descriptions, computer program data, input record data, written information, and other materials either created by or provided to Employee in connection with the performance of this Agreement shall be held confidential by Employee to the extent permitted by applicable law, except as may be required by any governmental agency or court of competent jurisdiction. Such materials shall not be used by Employee, without the prior written consent of the City Council, for any purposes other than the performance of Employee's duties. Additionally, no such materials may be disclosed to any person or entity not connected with the performance of services under this Agreement, except as required by (a) law, (b) any governmental agency, (c) subpoena, or (d) an order issued by a court of competent jurisdiction.

1.8 ICMA Code of Ethics. The Parties mutually desire for Employee to be subject to and comply with the International City/County Management Association ("ICMA") Code of Ethics, and Employee commits to comply with the ICMA Code of Ethics. The City and the City Council agree that the City Council will not require that Employee violate the ICMA Code of Ethics as part of his employment with the City.

2. Compensation and Reimbursement

2.1 Current Base Salary. Beginning with the pay period to be paid on January 15, 2025, ~~E~~employee shall receive ~~Two Hundred Eighty Thousand Dollars ($280,000)~~ Three Hundred Twenty Thousand Dollars ($320,000) as his annual base salary ("Salary") for the City Manager position. Employee's Salary shall be paid on a pro-rated basis bi-weekly at the same time as other employees of the City are paid, and shall be subject to normal and proper withholdings as determined by state and federal law, and as determined appropriate by the City Council, and shall be subject to payroll taxes, workers' compensation, and other payroll-related liability costs. Effective the first payroll period following July 1, 2025, Employee will receive a one percent (1%) increase to his Salary over the prior year.

~~a. Effective the first payroll period following July 1, 2023, Employee will receive a seven percent (7%) increase to his Salary.~~

~~b. Effective the first payroll period following July 1, 2024, Employee will receive a two percent (2%) increase to his Salary over the prior year.~~

~~c. Effective the first payroll period following July 1, 2023, Employee will receive a two percent (2%) increase to his Salary over the prior year.~~

2.2 Salary Adjustment. Following the annual performance evaluation set forth in

Section 5.2 hereof, the City Council may increase Employee's base salary and benefits package based on the results of those annual reviews. Any adjustments in the base salary and/or benefits following the annual performance evaluation under Section 5.2 are not automatic and instead shall be at the sole discretion of the City Council.

2.3 Incentive Bonus. Annually, beginning in August 2023, Employee may be eligible for a lump-sum incentive bonus, at the sole discretion of the City Council, for performance substantially above expectations. The City Council ~~will~~may establish criteria as the basis for any bonus that may be awarded and such criteria will be delivered in writing to Employee before December 31 of each year. Employee and City agree that the City Council is not obligated to grant an incentive bonus and that no assurances have been given to Employee that any incentive bonus will be granted during the term of this Agreement.

2.4 Business Expense Reimbursements. The City shall reimburse Employee for reasonable and necessary travel, subsistence, and other City-related business expenses incurred by Employee in the performance of his duties. All reimbursements shall be subject to and in accordance with California law, the City's adopted policies, and IRS rules for reporting compensation through payroll or reimbursement through accounts payable.

3. Termination

3.1 Termination by Employee. Employee may terminate this Agreement at any time, provided Employee provides the City with at least thirty (30) days prior written notice. In the event Employee terminates this Agreement, Employee expressly agrees that Employee shall not be entitled to any severance pay.

3.2 Termination by the City. The City may terminate this Agreement at any time, with the affirmative vote of the majority of the City Council at a duly authorized meeting, with or without cause, by providing written notice to Employee of the same. The City's right to terminate Employee pursuant to this Section 3.2 shall not be subject to, or in any way limited by, the City's Personnel Rules and Regulations, or any subsequent related resolutions, or past City practices related to the employment, discipline or termination of the City's employees. Employee expressly waives any rights provided for the City Manager under the City's Personnel Rules and Regulations, Municipal Code, or under other local, state or federal law to any other form of pre- or post-termination hearing, appeal, or other administrative process pertaining to termination. Nothing herein shall be construed to create a property interest, where one does not exist by rule of law, in the position of City Manager.

(a) Termination by the City for Cause. The City may terminate this Agreement at any time by providing Employee with prior written notice of the termination for cause and the facts and grounds constituting such cause. The term "cause" shall be defined to include any misconduct materially related to performance of official duties, including, but not be limited to, any of the following: (1) willful or persistent material breach of duties or inattention to duties, (2) résumé fraud or other acts of material dishonesty, (3) unauthorized or excessive absence or leave, (4) conviction of a misdemeanor involving moral turpitude (i.e., offenses contrary to justice,

honesty, or morality) or abuse of position as City Manager, (5) conviction of a felony under California law, (6) violation by Employee of the City's anti-harassment policies, as may be amended, or a finding a legally prohibited personal act of harassment against a City official or employee or legally prohibited personal act of discrimination against a City official or employee has occurred and Employee was aware or should have been aware of that act, (7) violation of state law or the RMC or any City ordinance, rule or regulation, (8) use or possession of illegal drugs in violation of state law and/or City policy, (9) continued abuse of non-prescription drugs or alcohol that materially affects the performance of required duties as City Manager, (10) engaging in conduct unbecoming for a public official or which brings disrepute to the City, (11) any illegal or unethical act involving personal gain, including conviction of theft or attempted theft, (12) Employee's significant mismanagement of City finances, (13) any pattern of repeated, willful and intentional insubordination of the City Council, (14) gross misfeasance or gross malfeasance, (15) failure to comply with the ICMA Code of Ethics, as may be amended; or (16) any similar cause. For any of the foregoing, the City may, in its discretion, place Employee on paid or unpaid administrative leave until resolution. If the City terminates, for cause, this Agreement and the services of Employee hereunder, then the City shall have no obligation to pay Employee any severance pursuant to section 4, below.

(b) Termination by the City without Cause. The City may terminate Employee without cause, with no less than a sixty (60) day notice of intention to terminate his employment, unless such notice period is waived in whole or in part by the City Council, based upon any management reason such as implementing the City's goals or policies, including, but not limited to: (i) change of administration, or (ii) incompatibility of management styles, or for any other reason, or no publicly stated reason. In the event Employee is terminated without cause, Employee shall be compensated at full pay and benefits until the effective date of termination. If so requested by the City Council, Employee shall continue to use his best efforts and skills to perform his duties during this period and shall fully cooperate with any successor designated by the City Council. Employee will qualify for severance pay according to Section 4.1 below. Employee expressly agrees Employee shall not be entitled to any severance pay as the result of the termination of this Agreement except as provided in Section 4.1 below.

4. Severance

4.1 Severance Pay. In the event Employee is terminated without cause and Employee does not challenge such termination, including, but not limited to, by means of appeal or civil or administrative claim or "liberty-interest" hearing, then the City shall pay to Employee severance in an amount equal to twelve months Employee's base salary then in effect. Notwithstanding any other provision of this Section 4.1, if such proposed severance payment exceeds the amount authorized to be paid under Government Code Section 53260, then the amount paid to Employee shall be reduced in the amount necessary to comply with such statute. (Government Code Section 53260 provides all contracts of employment with a city must include a provision limiting the maximum cash settlement for the termination of the contract to the monthly salary (excluding benefits) multiplied by the number of months left on the unexpired term, but not more than eighteen (18) months if the unexpired term exceeds eighteen (18) months). The severance payment shall not include the monetary value of benefits during said time, but salary only.

4.2 No Severance Pay if Termination for Cause or Initiated by Employee. As provided in Subdivision 3.2(a), if Employee is terminated for cause, then the City shall have no obligation to pay the severance provided for in Section 4.1 above. As provided in Section 3.1, if Employee initiates termination of this Agreement, then the City shall have no obligation to pay the severance provided for in Section 4.1 above.

4.3 Sole Rights. The severance rights provided in this Section 4 shall constitute the sole and only entitlement of Employee with respect to severance pay in the event of the termination, other than for cause or by expiration of this Agreement. Employee expressly waives any and all other rights with respect to severance pay except as provided herein.

5. Performance Evaluations

5.1. Purpose. The performance review and evaluation process set forth herein is intended to provide review and feedback to Employee so as to facilitate the effective management of the City. Nothing herein shall be deemed to alter or change the employment status of Employee as City Manager (as set forth in Section 1.6 above), nor shall this Section 5 be construed as requiring "cause" to terminate this Agreement, or the services of Employee hereunder.

5.2. Annual Evaluation. The City Council shall endeavor to conduct a formal or informal review and evaluate the performance of Employee on an annual basis within thirty (30) days before the anniversary date of the Effective Date of this Agreement in each year during the term hereof. Such performance review and evaluation may be conducted concurrently with an annual base salary review provided for in Section 2.2 hereof, and in accordance with the purpose noted in Section 5.1 above.

5.3. Establishment of Goals. The City Council will establish performance objectives and goals for Employee in connection with the initial evaluation, and each annual evaluation, of Employee pursuant to this Section 5. Such objectives and goals shall be reasonably attainable within the time frame established by the City Council and within the City's annual budget.

6. Benefits and Other Compensation

6.1 Professional Development. The City recognizes its obligation to the professional development of the City Manager and agrees Employee shall be given adequate opportunities to develop and maintain skills and abilities as the City Manager. Employee is expected and encouraged to and does agree to participate in professional organizations and to attend local and regional meetings and conferences related to matters of interest to the City consistent with the time required for such attendance in relationship to Employee's other responsibilities as determined by the City Council. The City Council hereby agrees to budget an amount, to be determined in the exercise of its sole discretion, to pay the cost, travel and subsistence expense of Employee for professional and/or official travel, meetings, and occasions adequate to continue professional development of Employee and to adequately pursue necessary official functions for the City. Employee shall be responsible for maintaining any professional certifications recognized as necessary or desirable in the performance of the duties hereunder. The City agrees to pay the

annual professional dues and subscriptions necessary for full participation in national, regional, state, or local associations and organizations necessary and desirable for the best interests of the City, and for Employee's continued professional participation and advancement. To authorize the City's annual costs related to Employee's continued professional development, the anticipated costs must be included in the City's adopted or amended annual budget. The City Council is the approval authority for the City's annual budget. At a minimum, that may include any professional dues for membership with the ICMA, and the League of California Cities (LCC), as well as including travel expenses and registration for attendance at the annual ICMA conference, the annual LCC General Membership conference (LCC's Annual Conference), the annual LCC City Manager Department conference, and the annual LCC New Mayor and Council Members Academy.

6.2 Paid Annual Leave. Employee shall be entitled to paid annual leave ("Annual Leave") at an accrual rate of sixteen and fifty-four one-hundredths (16.54) hours pro rata per pay period. Employee's Annual Leave is inclusive of all other leave benefits including, but not limited to, sick leave, executive leave, and vacation. Upon separation, for any reason, Employee shall be entitled to one hundred percent (100%) of Employee's unused Annual Leave balance then existing, at Employee's then current hourly rate of pay, subject to normal and proper withholdings as determined by state and federal law, and shall be subject to payroll taxes, workers' compensation, and other payroll-related liability costs in the same manner as other employees of the City.

(a) Holiday Leave. Employee shall be granted the following fourteen (14) holidays: New Year's Day, Martin Luther King Day, President's Day, Cesar Chavez Day, Memorial Day, Juneteenth, Independence Day, Labor Day, Columbus Day, Veteran's Day, Thanksgiving Day, Day after Thanksgiving Day, Christmas Eve and Christmas Day. Employee may bank unused holidays for up to four months.

6.3 Health and Welfare Benefits. Employee shall be entitled to certain rights and privileges no less than all other benefits that are generally accorded to City Department Directors regarding health, welfare and benefits, as provided in the City Department Directors' Memorandum of Understanding, and no less than as set forth in Exhibit "A" to this Agreement.

6.4 Retirement. Employee is believed to be a New Member/PEPRA, as defined by CalPERS and as mandated by the Public Employees' Pension Reform Act of 2013. Employee will be classified in the City's Tier II pension plan. Accordingly, Employee shall be entitled to participate in the City's CalPERS Retirement Program with the 2% at 62 formula.

6.5 Automobile. Employee shall receive Five Hundred Dollars ($500.00) per month as vehicle allowance to reimburse Employee for use of a personal vehicle in pursuit of recognized official duties. The allowance will be paid in the regular payroll process with Salary beginning with the first payroll paid subsequent to the Employee's commencement date consistent with the payment method of allowances provided to other employees of the City. The allowance is subject to normal and proper withholdings as determined by state and federal law and shall be subject to payroll taxes and other payroll-related liability costs in the same manner as other employees of the City. Employee shall be responsible for any personal income tax

that may result from that reimbursement.

6.6 Deferred Compensation. Employee is eligible to participate in the City's 457(b) and 401(a) deferred compensation programs. Commencing January 2023, on or before the second payroll check date of each calendar year the City will contribute the maximum amount allowed under the law (including catchup provisions for employees 50 years or older) for that year to Employee's 457(b) deferred compensation plan. Additionally, commencing January 2023, on or before the second payroll check date of each calendar year the City will also contribute the maximum amount allowed under the Public Employees' Pension Reform Act for that year to Employee's 401(a) deferred compensation plan in an amount equal to the result of the following formula: the difference between the Base Salary and the applicable pensionable compensation limit, pursuant to Government Code section 7522.10, but in no event higher than the Code 401(a)(17) limit, multiplied by the applicable employer normal cost rate for the City's miscellaneous plan as determined by CalPERS and set forth in the annual actuarial valuation reports issued by CalPERS. This amount shall not be reported to CalPERS as pensionable compensation and shall not be subject to any withholdings or taxes in accordance with Sections 3121(a)(5)(A) and 3401(a)(12)(A) of the Internal Revenue Code. If at any time the City ceases to participate in either a 457(b) or 401(a) plan, or is otherwise unable to make the contribution, Employee's salary will be adjusted to include the balance of the unmade contribution.

6.7 Bonding. The City shall bear the full cost of any fidelity or other bonds required for Employee under any law or City ordinance.

6.8 Flexible Spending Account. The City provides a Flexible Spending Account (FSA) program at Employee's sole cost and expense (employee cost may be income tax deferred in accordance with IRS regulations). Expenses that may be reimbursed using the FSA program include childcare, medical expenses not covered by insurance plan, orthodontic work, and similar qualifying expenses.

6.9 Business Equipment. The City will provide to Employee any job-related personal tools or equipment, such as a computer, desk, land-line phone, file cabinets, table and chairs, that serve the professional development of Employee and/or is needed to perform Employee's functions and duties. Upon termination, for any reason, Employee shall return all business equipment to the City no later than Employee's last day of employment. The City shall provide a City-owned cell phone for City-related business and functions during, before and after normal work hours. The City shall pay for any expenses related to initial purchase, data plan, monthly service plan, insurance, and replacement due to normal wear and tear. Employee shall follow the inventory control procedures for portable devices such as laptops and cell phones consistent with control procedures for other City employees. Employee may opt to receive a cellular telephone/smartphone stipend of $100 per month in lieu of device and service plan provided by City.

6.10 Additional compensation. The City Council may authorize and grant to Employee additional compensation and/or benefits in the future as may be deemed appropriate. Such additional compensation or benefits shall be made a part of this Agreement by written Amendment pursuant to Section 9.2 to be applied prospectively, unless City Council acts to

provide otherwise.

7. Indemnification. To the extent mandated by the California Government Code, the City shall defend, hold harmless, and indemnify Employee against any tort, professional liability, claim or demand, or other legal action arising out of an alleged act or omission occurring in the performance of Employee's services under this Agreement. This section shall not apply to any intentional tort or crime committed by Employee, to any action outside the course and scope of Employee's employment, or any other intentional or malicious conduct or gross negligence of Employee.

8. Other Terms - Conditions of Employment. The City Council, in consultation with Employee, shall establish any such other terms and conditions of employment as it may determine from time to time, provided such terms and conditions do not exceed the maximum salary and benefits approved by the City Council and are reduced to writing and signed by Employee and the Mayor of the City.

9. General Provisions

9.1 Entire Agreement. This Agreement represents the entire Agreement and understanding between the Parties and as of the Effective Date of this Agreement amends and supersedes any and all other agreements and understandings, either oral or in writing, between the Parties with respect to Employee's employment by the City and contains all of the covenants and agreements between the Parties with respect to such employment. No ordinances or resolutions of the City governing employment, including the Personnel System, shall apply unless specified herein. Each Party to this Agreement acknowledges that no representations, inducements, promises or agreements, orally or otherwise, have been made by either Party, or anyone acting on behalf of either Party, which are not embodied herein, and that no other agreement, statement or promises not contained in this Agreement shall be valid or binding upon either Party.

9.2 Amendment. This Agreement may be amended at any time by the mutual consent of the Parties by an instrument in writing, which amendment shall require City Council approval.

9.3 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 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, 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, Suite 200
PO Box 3005 (mailing)

EMPLOYEE:
Charles M. Duggan Jr.
Address on file with City

Redlands, CA 92373

9.4 Conflicts Prohibited. During the term of this Agreement, Employee shall not engage in any business or transaction or maintain a financial interest which conflicts, or reasonably might be expected to conflict, with the proper discharge of Employee's duties under this Agreement. Employee shall comply with all requirements of law, including but not limited to, Sections 87100 et seq., Section 1090 and Section 1126 of the Government Code, and all other similar statutory and administrative rules.

9.5 Effect of Waiver. The failure of either Party to insist on strict compliance with any of the terms, covenants, or conditions of this Agreement by the other Party shall not be deemed a waiver of that term, covenant, or condition, nor shall any waiver or relinquishment of any right or power at any one time or times be deemed a waiver or relinquishment of that right or power for all or any other times.

9.6 Partial Invalidity. If any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions shall nevertheless continue in full force without being impaired or invalidated in any way.

9.7 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of California, which are in full force and effect as of the Effective Date of this Agreement.

9.8 Government Code Sections 53243 - 53243.4. Government Code sections 53243 - 53243.4 sought to provide greater transparency in local government and institute certain limitations on compensation paid to local government executives. Those statutes require that contracts between local agencies and certain employees include provisions requiring an employee who is convicted of a crime involving an abuse of his office or position to provide reimbursement to the local agency. Those statutes are incorporated herein by reference. Accordingly, the Parties agree that it is their mutual intent to fully comply with these Government Code sections and all other applicable law as it exists as of the date of execution of this Agreement and as such laws may be amended from time to time thereafter. Specifically, the following Government Code sections are called out and hereby incorporated by this Agreement:

Section 53243. Reimbursement of paid leave salary required upon conviction of crime involving office or position.

Section 53243.1. Reimbursement of legal criminal defense upon conviction of crime involving office or position.

Section 53243.2. Reimbursement of cash settlement upon conviction of crime involving office or position.

Section 53243.3. Reimbursement of non-contractual payments upon conviction or crime involving office or position.

Section 53243.4. "Abuse of office or position" defined.

Employee represents Employee has reviewed, is familiar with, and agrees to comply fully with each of these provisions if any of these provisions are applicable to Employee, including that Employee agrees any cash settlement or severance related to a termination Employee may receive from the City shall be fully reimbursed to the City if Employee is convicted of a crime involving an abuse of Employee's office or position.

9.9 Independent Legal Advice. The City and Employee represent and warrant to each other that each has received legal advice from independent and separate legal counsel with respect to the legal effect of this Agreement, or had the opportunity to do so, and the City and Employee further represent and warrant that each has carefully reviewed this entire Agreement and that each and every term thereof is understood and that the terms of this Agreement are contractual and not a mere recital. This Agreement shall not be construed against the Party or its representatives who drafted it or who drafted any portion thereof.

9.10 Prohibition against Assignment. Neither this Agreement nor any right, privilege or obligation of Employee hereunder shall be assigned or transferred by him without the prior written consent of the City Council. Any attempt at assignment or transfer in violation of this subsection shall, in the sole discretion of and at the option of the City Council, be null and void and may be considered a material breach of this Agreement and "cause" for termination of this Agreement.

9.11 Severability. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions shall nevertheless continue in full force and effect without being impaired or invalidated in any way.

IN WITNESS WHEREOF, the City of Redlands has caused this Agreement to be signed and executed on its behalf by its Mayor, and duly attested by the City Clerk, and Employee has signed and executed this Agreement, all in triplicate.

CITY OF REDLANDS

By:_____
Eddie Tejeda, Mayor

EMPLOYEE

By:_____
Charles M. Duggan, Jr.

ATTEST:

By:_____
Jeanne Donaldson, City Clerk

Exhibit “A”

Additional Benefits

- Medical Insurance – City pays the entire monthly premium for employees and their eligible dependents through PERS Health
- Dental Insurance – City pays the entire monthly premium for employees and their eligible dependents
- Vision Insurance - City pays the entire monthly premium for employees and their eligible dependents
- $150 per year to offset medical insurance co-payments and/or deductibles
- Life Insurance - $25,000
- Accidental Death & Dismemberment Insurance - $25,000
- State Disability Insurance – Premium paid by Employee
- Credit Union
- Employee Assistance Program
- YMCA Membership – City will provide a paid annual membership for Employee to the Redlands YMCA.
- Retiree Health – upon retirement from the City and CalPERS, Employee will be eligible for medical coverage as provided through CalPERS. The City will contribute $397 per month towards the medical premium.
- Tuition Reimbursement - $2500 per year reimbursement for courses successfully taken at an accredited institution.

Table 1: Includes our normal comparison cities utilized to conduct employee salary surveys.

	City	Population	CM Salary	Salary Range	Deferred Comp	Car Allowance	Annual Leave	Other
	Redlands	73,288	$ 305,592.00	$285,000 - $349,992	$ 44,904.29	$ 500.00	430	
1	**Colton**	54,285	$ 290,000.00		0	$ 250.00	320 - 480 (based on years of service)	Pays 3% of Employer PERS
2	**San Bernardino**	222,203	$ 325,000.00		0	$ 775.00	80 - 500(based on years of service)	(CM dismissed, recruitment in process for replacement)
3	**Fontana**	210,716	$ 337,428.00		$ 6,750.00	Vehicle	304-392 (based on years of service)	
4	**Riverside**	317,261	$ 350,196.00		$ 30,000.00	$ 625.00	280	Riverside County
5	**Rialto**	104,394	$ 354,984.00		$750/month after 3 years of employment	Vehicle	380	(CM retired, recruitment in process for replacement)
6	**Ontario**	177,963	$ 369,756.00	$320,484 - $426,000	$ 27,731.00	Vehicle	240 - 320 (based on years of service)	

Table 2: Includes additional cities either geographically close to Redlands and somewhat similar in population.

		Population	CM Salary	Salary Range	Deferred Comp	Car Allowance	Annual Leave	Other
1	**Upland**	78,841	$ 273,573.00	$258,065 - $329,363	$ 51,979.00	0	128	SB County
2	**Beaumont**	56,349	$ 241,633.00	$218,919 - $280,238	0	Vehicle or $325	336	Riverside County *contracts Fire Services
3	**Chino**	93,140	$ 302,752.00		$ 21,192.00	$ 533.33	330-410 (based on years of service)	SB Country
4	**Hemet**	90,689	$ 278,460.00		$ 11,138.40	$ 500.00	204-266 (based on years of service)	Riverside County

2023 Government Compensation in California from the California State Controller's Office

1. 576 positions listed including some duplicates due to interim or split year appointments
2. Of these 576, 173 City Manager positions paying above Redlands
3. At salary of $320,000 there will still be 113 City Manager positions paying higher than Redlands – this does not include possible increases since 2023
4. There are 432 listings (including a few duplicates) with a population lower than Redlands
5. Of the 432 listed, 47 of those with a lower population than Redlands pay $320,000 or higher

	2023 Government Compensation in California from the California State Controller's Office sorted by Total Wages						
	Position	Other Positions Held	City	City Population	County	Total Wages	Total Retirement
1	City Manager		Commerce	12,124	Los Angeles County	$639,326	$72,191
2	City Manager		Sacramento	520,407	Sacramento County	$593,240	$64,058
3	City Manager		Pomona	152,166	Los Angeles County	$584,525	$50,392
4	City Manager		Rialto	103,097	San Bernardino County	$555,092	$6,706
5	City Manager		Suisun City	28,840	Solano County	$523,926	$51,942
6	City Manager		Laguna Beach	22,449	Orange County	$514,080	$37,681
7	City Manager		Huntington Beach	192,503	Orange County	$506,983	$49,388
8	City Manager		Inglewood	106,065	Los Angeles County	$503,737	$117,537
9	City Manager		Salinas	162,037	Monterey County	$498,594	$49,393
10	City Manager		Beverly Hills	31,806	Los Angeles County	$477,790	$152,338
11	City Manager		Vista	99,723	San Diego County	$457,312	$19,885
12	City Manager		Brisbane	4,661	San Mateo County	$455,277	$75,083
13	City Manager		Daly City	101,458	San Mateo County	$434,537	$79,272
14	City Manager		Sunnyvale	157,566	Santa Clara County	$429,201	$137,090
15	City Manager		Pasadena	139,692	Los Angeles County	$429,131	$58,503
16	City Manager U		San Jose	969,491	Santa Clara County	$425,101	$79,215
17	City Manager		San Carlos	29,420	San Mateo County	$424,881	$90,507
18	City Manager (Em)		Santa Ana	310,797	Orange County	$424,518	$81,189
19	City Manager		Palo Alto	67,973	Santa Clara County	$413,330	$205,471
20	City Manager		Fremont	229,250	Alameda County	$411,911	$95,213
21	City Manager		Irvine	314,550	Orange County	$411,082	$51,819
22	City Manager		Montebello	61,930	Los Angeles County	$403,850	$57,430
23	City Manager		Pinole	18,192	Contra Costa County	$403,027	$33,428
24	City Manager	Ontario Housing	Ontario	181,224	San Bernardino County	$397,440	$87,700
25	City Administrator		Placentia	52,226	Orange County	$396,799	$74,182
26	City Manager		Carson	91,924	Los Angeles County	$394,925	$66,780
27	City Manager		Hesperia	100,087	San Bernardino County	$392,301	$43,391
28	A100 City Manager		Redwood City	81,863	San Mateo County	$390,980	$122,254
29	City Manager		Mountain View	86,535	Santa Clara County	$388,690	$86,848
30	City Manager		Costa Mesa	109,423	Orange County	$382,675	$77,753
31	City Manager		Hayward	159,770	Alameda County	$381,431	$40,721
32	City Manager		Carlsbad	114,319	San Diego County	$380,742	$90,778
33	City Manager		Culver City	40,213	Los Angeles County	$380,560	$51,656
34	Interim City Manager		South San Francisco	64,601	San Mateo County	$380,057	$31,211
35	City Manager		Dublin	72,917	Alameda County	$379,190	$64,369
36	0025 City Manager		Santa Monica	92,912	Los Angeles County	$377,589	$61,692
37	City Manager		Torrance	142,910	Los Angeles County	$375,994	$30,587
38	City Manager		Moreno Valley	207,146	Riverside County	$375,515	$66,412
39	City Manager		Chino Hills	76,414	San Bernardino County	$374,337	$118,170
40	City Manager		Pacific Grove	14,966	Monterey County	$373,487	$19,901
41	City Manager		Pico Rivera	60,820	Los Angeles County	$373,252	$34,684
42	City Administrative		Los Angeles	3,814,318	Los Angeles County	$372,980	$50,324
43	1040 City Mgr.		Berkeley	125,327	Alameda County	$372,483	$139,440
44	City Manager		West Hollywood	35,075	Los Angeles County	$371,970	$82,767
45	City Manager		Fontana	214,223	San Bernardino County	$369,562	$99,216
46	City Manager		Rancho Cucamonga	173,316	San Bernardino County	$369,268	$244,274
47	City Manager		Lake Elsinore	71,452	Riverside County	$366,588	$57,205
48	City Manager		Aliso Viejo	50,068	Orange County	$365,288	$84,962
49	City Manager		Norwalk	101,172	Los Angeles County	$364,200	$185,020
50	City Manager		Morgan Hill	46,384	Santa Clara County	$363,837	$68,318
51	City Manager		Lancaster	172,631	Los Angeles County	$362,738	$114,361
52	City Manager		Oxnard	197,536	Ventura County	$362,301	$59,704
53	City Manager		Foster City	32,581	San Mateo County	$361,982	$62,097
54	City Manager		Long Beach	458,813	Los Angeles County	$361,973	$140,509
55	City Manager		Menifee	111,560	Riverside County	$358,297	$90,906
56	City Manager		Santa Clarita	230,428	Los Angeles County	$356,767	$97,254
57	City Manager		Belmont	26,931	San Mateo County	$356,512	$67,761
58	City Manager		Richmond	112,735	Contra Costa County	$356,156	$105,504
59	City Manager		Riverside	316,690	Riverside County	$355,725	$39,856
60	City Manager		Corona	156,615	Riverside County	$355,232	$64,283
61	City Manager		Murrieta	109,177	Riverside County	$351,930	$81,784
62	City Manager		Campbell	43,095	Santa Clara County	$350,231	$81,216
63	City Manager		Burbank	105,603	Los Angeles County	$348,895	$37,149
64	City Manager		Perris	79,311	Riverside County	$348,503	$71,348
65	City Administrator		Vernon	205	Los Angeles County	$347,053	$49,303
66	City Manager		Roseville	154,329	Placer County	$344,911	$76,191

67	City Manager		Anaheim	340,160	Orange County	$344,873	$46,112
68	City Manager		Temecula	108,700	Riverside County	$344,195	$190,748
69	City Manager		Beverly Hills	31,806	Los Angeles County	$342,919	$5,529
70	City Manager		Rancho Mirage	16,992	Riverside County	$341,771	$63,913
71	City Manager		Tustin	78,844	Orange County	$340,087	$61,499
72	City Manager		San Leandro	87,098	Alameda County	$339,313	$191,612
73	City Manager		Delano	52,484	Kern County	$338,356	$105,875
74	City Manager		South Gate	92,729	Los Angeles County	$337,738	$74,881
75	City Manager		Elk Grove	178,679	Sacramento County	$337,039	$80,578
76	City Manager		Brea	47,725	Orange County	$336,131	$61,660
77	City Manager		Thousand Oaks	122,643	Ventura County	$335,932	$100,902
78	City Manager		Chula Vista	278,247	San Diego County	$335,655	$79,600
79	City Manager		Montclair	37,211	San Bernardino County	$335,557	$98,305
80	City Manager		National City	58,555	San Diego County	$334,953	$20,167
81	City Manager		Santa Maria	110,608	Santa Barbara County	$334,830	$60,828
82	City Manager		Newport Beach	82,419	Orange County	$334,758	$89,159
83	City Manager		El Cajon	104,180	San Diego County	$334,052	$54,782
84	1101 City Manager		Stockton	317,204	San Joaquin County	$334,022	$81,321
85	City Manager		Union City	66,432	Alameda County	$333,728	$69,069
86	City Manager		Cypress	49,345	Orange County	$332,669	$61,865
87	City Manager		Seal Beach	24,350	Orange County	$332,093	$71,085
88	City Manager		Arcadia	55,783	Los Angeles County	$331,826	$70,986
89	City Manager		Victorville	138,202	San Bernardino County	$330,630	$60,891
90	City Manager		Industry	426	Los Angeles County	$330,468	$100,372
91	City Manager		Indian Wells	4,797	Riverside County	$329,474	$95,398
92	City Manager		Vacaville	102,173	Solano County	$329,244	$33,008
93	City Administrator		Santa Barbara	85,679	Santa Barbara County	$329,106	$58,423
94	City Manager		Glendale	191,586	Los Angeles County	$329,057	$152,009
95	City Manager		Pleasant Hill	33,352	Contra Costa County	$328,628	$27,134
96	City Manager		Livermore	84,828	Alameda County	$327,434	$127,352
97	City Manager		Concord	121,513	Contra Costa County	$326,696	$87,239
98	City Manager		El Segundo	16,964	Los Angeles County	$326,041	$54,795
99	City Manager		Davis	65,054	Yolo County	$325,008	$58,923
100	City Manager		Camarillo	69,014	Ventura County	$324,593	$94,757
101	City Manager		Hillsborough	11,116	San Mateo County	$324,496	$28,559
102	City Manager		Lynwood	66,271	Los Angeles County	$324,232	$168,704
103	City Manager		Lathrop	37,033	San Joaquin County	$324,075	$61,358
104	City Manager		Cupertino	59,471	Santa Clara County	$323,954	$58,790
105	City Manager		Pleasanton	75,960	Alameda County	$322,975	$48,589
106	City Manager		Lakewood	80,162	Los Angeles County	$322,829	$54,625
107	City Manager		Glendora	51,209	Los Angeles County	$322,781	$60,889
108	City Manager		Escondido	150,002	San Diego County	$322,072	$57,622
109	2001 City Administrator		Gilroy	61,033	Santa Clara County	$321,145	$57,501
110	City Manager		Azusa	49,420	Los Angeles County	$321,054	$77,450
111	City Manager		El Monte	106,786	Los Angeles County	$320,465	$61,401
112	City Manager		Palm Desert	50,889	Riverside County	$320,346	$81,848
113	City Manager		Gardena	60,028	Los Angeles County	$320,336	$80,243
114	City Manager		Chino	92,585	San Bernardino County	$319,930	$71,309
115	City Manager		Brentwood	64,811	Contra Costa County	$319,769	$61,066
116	City Manager		Newark	46,635	Alameda County	$319,655	$191,683
117	City Manager		Los Altos	31,255	Santa Clara County	$319,118	$38,948
118	Town Manager		Apple Valley	74,322	San Bernardino County	$318,391	$44,484
119	Interim City		Huntington Beach	192,503	Orange County	$317,697	$37,132
120	City Manager		Poway	49,273	San Diego County	$317,539	$81,386
121	City Manager		Mission Viejo	91,304	Orange County	$316,451	$49,012
122	City Manager		Woodland	60,672	Yolo County	$315,828	$57,818
123	City Manager		Albany	20,325	Alameda County	$314,403	$65,992
124	City Manager		Simi Valley	124,029	Ventura County	$313,840	$60,633
125	City Manager		Atherton	6,976	San Mateo County	$313,316	$34,337
126	City Manager		Modesto	217,862	Stanislaus County	$312,947	$66,835
127	City Manager		Goleta	32,515	Santa Barbara County	$312,440	$50,794
128	City Manager		Redondo Beach	68,239	Los Angeles County	$312,346	$74,432
129	City Manager		San Juan Capistrano	34,992	Orange County	$312,318	$68,827
130	City Manager		Agoura Hills	19,841	Los Angeles County	$312,141	$84,665
131	City Manager		Fairfield	120,339	Solano County	$311,981	$77,607
132	City Manager		Half Moon Bay	11,238	San Mateo County	$311,894	$49,403
133	City Manager		Walnut Creek	69,433	Contra Costa County	$311,738	$63,679
134	City Manager		Laguna Niguel	64,291	Orange County	$311,706	$37,111
135	City Manager		Oceanside	171,483	San Diego County	$311,138	$48,340

136	City Manager		Yucaipa	53,810	San Bernardino County	$311,043	$6,402
137	City Manager		Lake Forest	86,917	Orange County	$310,806	$54,572
138	City Manager		Yorba Linda	66,087	Orange County	$310,576	$78,904
139	Dir City Manager's		San Jose	969,491	Santa Clara County	$309,955	$31,493
140	City Manager		Palmdale	166,055	Los Angeles County	$309,942	$76,587
141	City Manager		Atascadero	30,279	San Luis Obispo County	$309,403	$46,771
142	1100 City Manager		Rohnert Park	43,821	Sonoma County	$308,881	$62,185
143	City Manager		Rancho Santa Margarita	46,305	Orange County	$308,433	$27,499
144	Cm04 City Manager		Napa	77,174	Napa County	$307,661	$51,179
145	City Manager		Westlake Village	7,902	Los Angeles County	$307,602	$95,829
146	City Manager		Garden Grove	171,024	Orange County	$307,566	$150,187
147	City Manager		Saratoga	30,819	Santa Clara County	$306,944	$80,220
148	City Manager		Orange	138,621	Orange County	$306,635	$47,990
149	City Manager		Hollister	42,872	San Benito County	$306,275	$15,977
150	City Manager		Manhattan Beach	34,195	Los Angeles County	$305,724	$46,856
151	City Manager		Pittsburg	75,085	Contra Costa County	$305,233	$36,230
152	City Manager		Redding	92,446	Shasta County	$305,025	$54,103
153	City Manager		Santa Rosa	174,890	Sonoma County	$304,414	$44,972
154	City Manager		Healdsburg	10,985	Sonoma County	$303,994	$38,598
155	City Manager		Folsom	88,023	Sacramento County	$303,068	$155,930
156	Town Manager		Danville	42,567	Contra Costa County	$301,939	$124,631
157	City Manager		Hermosa Beach	19,088	Los Angeles County	$301,535	$37,097
158	City Manager		Milpitas	81,773	Santa Clara County	$300,641	$49,109
159	City Manager		Novato	51,140	Marin County	$300,619	$51,671
160	City Manager		Menlo Park	33,140	San Mateo County	$300,377	$48,694
161	City Manager		Santa Cruz	62,776	Santa Cruz County	$300,314	$43,595
162	Acting City Manager		Commerce	12,124	Los Angeles County	$300,262	$74,605
163	City Manager		Alameda	78,071	Alameda County	$299,842	$30,826
164	City Manager		Port Hueneme	20,916	Ventura County	$299,433	$4,229
165	City Manager		San Luis Obispo	48,684	San Luis Obispo County	$297,251	$38,608
166	City Manager		Alhambra	81,811	Los Angeles County	$297,180	$51,121
167	City Manager		Palm Springs	43,791	Riverside County	$297,125	$107,305
168	City Manager		San Pablo	31,088	Contra Costa County	$295,932	$73,958
169	City Manager		Dixon	19,403	Solano County	$295,562	$175,017
170	City Manager		Dana Point	32,596	Orange County	$295,539	$62,930
171	City Manager		Millbrae	23,093	San Mateo County	$295,466	$42,925
172	City Manager		Lafayette	24,808	Contra Costa County	$295,400	$83,713
173	Police Chief	City Manager	Pinole	18,192	Contra Costa County	$295,304	$45,222
174	City Manager		Redlands	72,696	San Bernardino County	$294,942	$88,420
175	City Manager		San Rafael	59,585	Marin County	$294,590	$181,965
176	City Manager		Encinitas	61,028	San Diego County	$294,517	$82,381
177	City Manager		Vallejo	121,558	Solano County	$294,180	$48,336
178	City Manager		Diamond Bar	53,335	Los Angeles County	$293,698	$67,898
179	City Manager	Public Works	Loma Linda	24,965	San Bernardino County	$291,226	$48,255
180	City Manager		Solana Beach	12,887	San Diego County	$290,943	$63,077
181	City Manager		Bellflower	76,990	Los Angeles County	$290,543	$78,482
182	City Manager		Buena Park	82,689	Orange County	$290,301	$81,528
183	City Manager		Wildomar	36,327	Riverside County	$289,525	$67,680
184	City Manager		Whittier	87,527	Los Angeles County	$289,476	$35,759
185	City Manager		Cotati	7,303	Sonoma County	$288,685	$62,539
186	City Manager/Exec Dir		Covina	50,485	Los Angeles County	$287,635	$28,115
187	City Manager		Claremont	37,686	Los Angeles County	$287,623	$42,656
188	City Manager		Laguna Hills	30,315	Orange County	$287,581	$88,151
189	City Manager		Manteca	90,917	San Joaquin County	$286,440	$22,153
190	City Manager		La Habra	60,901	Orange County	$285,706	$72,416
191	City Manager		Del Mar	3,919	San Diego County	$285,233	$41,748
192	City Manager		Greenfield	20,561	Monterey County	$285,051	$36,980
193	City Manager		Vista	99,723	San Diego County	$284,389	$88,380
194	City Manager		La Mesa	60,620	San Diego County	$284,100	$71,862
195	City Manager		San Marcos	95,998	San Diego County	$283,146	$50,480
196	City Manager		Marina	22,695	Monterey County	$282,164	$32,078
197	City Manager		West Sacramento	54,278	Yolo County	$282,047	$69,391
198	1000 City Manager		Ukiah	16,108	Mendocino County	$281,755	$63,807
199	City Manager		Bell Gardens	38,381	Los Angeles County	$281,527	$65,996
200	City Manager		Fresno	546,971	Fresno County	$281,035	$43,285
201	City Manager		Indio	90,680	Riverside County	$280,979	$75,323
202	City Manager (New)		Rancho Cordova	82,109	Sacramento County	$279,958	$48,454
203	City Manager		Clovis	126,133	Fresno County	$279,599	$80,607
204	City Manager		Westminster	89,490	Orange County	$279,514	$39,110

205	City Manager		Upland	78,285	San Bernardino County	$279,447	$67,538
206	City Manager		Burlingame	30,513	San Mateo County	$277,585	$49,570
207	City Manager		Coronado	21,589	San Diego County	$276,930	$65,470
208	Dir City Manager's		San Jose	969,491	Santa Clara County	$276,514	$78,145
209	City Manager		Rancho Palos Verdes	40,919	Los Angeles County	$276,506	$55,452
210	City Manager		Paramount	52,153	Los Angeles County	$276,496	$87,444
211	City Manager		San Clemente	62,297	Orange County	$276,384	$41,177
212	City Manager		Calabasas	22,742	Los Angeles County	$276,092	$71,153
213	Town Manager		Los Gatos	33,230	Santa Clara County	$275,349	$42,803
214	City Manager		San Jacinto	53,538	Riverside County	$275,118	$63,490
215	City Manager		Citrus Heights	85,554	Sacramento County	$274,315	$57,212
216	City Manager		Merced	91,837	Merced County	$274,166	$39,475
217	City Manager		Highland	55,676	San Bernardino County	$273,760	$68,205
218	City Manager		Pacifica	37,062	San Mateo County	$273,252	$79,062
219	City Manager		American Canyon	21,758	Napa County	$273,159	$56,056
220	City Manager		Oakley	45,736	Contra Costa County	$272,752	$89,101
221	City Manager/Executive		Emeryville	13,314	Alameda County	$272,500	$22,005
222	City Manager		San Dimas	33,920	Los Angeles County	$272,204	$50,157
223	City Manager		Hercules	26,063	Contra Costa County	$271,116	$43,013
224	Dir City Manager's		San Jose	969,491	Santa Clara County	$270,232	$12,050
225	City Manager		Lodi	66,492	San Joaquin County	$270,204	$37,116
226	City Manager		Tehachapi	11,092	Kern County	$270,181	$60,630
227	City Manager		Hillsborough	11,116	San Mateo County	$270,033	$79,421
228	City Manager		Santee	59,195	San Diego County	$268,932	$55,193
229	City Manager		Santa Clara	132,048	Santa Clara County	$268,745	$34,762
230	City Manager		Moorpark	35,114	Ventura County	$268,161	$90,237
231	City Manager		Fountain Valley	56,333	Orange County	$267,622	$50,201
232	Town Manager		Ross	2,272	Marin County	$267,602	$55,107
233	2011 City Manager		Martinez	36,439	Contra Costa County	$267,540	$80,422
234	City Manager		Los Alamitos	11,947	Orange County	$267,517	$32,446
235	City Manager		Monterey	27,106	Monterey County	$267,391	$56,969
236	City Manager		San Ramon	82,525	Contra Costa County	$267,242	$67,398
237	City Manager		Larkspur	12,655	Marin County	$266,968	$87,980
238	City Manager		La Palma	15,071	Orange County	$266,740	$29,494
239	City Manager		Eastvale	68,884	Riverside County	$265,707	$42,566
240	City Manager		Compton	93,671	Los Angeles County	$264,639	$26,920
241	City Manager		Mill Valley	13,635	Marin County	$264,474	$68,328
242	Town Manager		Moraga	16,784	Contra Costa County	$264,347	$0
243	City Manager		Barstow	24,669	San Bernardino County	$264,327	$22,664
244	City Manager		Orinda	19,191	Contra Costa County	$263,795	$64,672
245	Town Manager		Tiburon	8,809	Marin County	$262,696	$65,006
246	City Manager		Colton	52,778	San Bernardino County	$262,475	$32,869
247	City Manager		La Quinta	38,370	Riverside County	$262,326	$63,494
248	City Administrator		Carmel-By-The-Sea	3,122	Monterey County	$261,954	$83,407
249	City Manager		Beaumont	57,416	Riverside County	$261,940	$60,122
250	City Manager		Carpinteria	12,744	Santa Barbara County	$261,271	$60,814
251	City Manager		Big Bear Lake	4,958	San Bernardino County	$260,880	$133,648
252	City Manager		La Mirada	48,077	Los Angeles County	$260,532	$81,211
253	City Manager		Monrovia	38,087	Los Angeles County	$260,145	$42,751
254	City Manager		Stanton	40,297	Orange County	$260,133	$42,248
255	City Manager		Imperial Beach	26,096	San Diego County	$259,959	$56,291
256	City Manager		Calistoga	5,142	Napa County	$259,508	$43,980
257	City Manager		Rosemead	50,541	Los Angeles County	$259,421	$8,918
258	City Manager		Hawthorne	85,566	Los Angeles County	$258,959	$72,345
259	City Manager		Scotts Valley	11,816	Santa Cruz County	$258,813	$43,071
260	City Manager		San Fernando	23,643	Los Angeles County	$257,925	$69,511
261	City Manager		Malibu	10,621	Los Angeles County	$257,470	$54,955
262	Town Manager		Yucca Valley	21,594	San Bernardino County	$257,334	$63,110
263	City Manager		Fullerton	140,311	Orange County	$257,150	$48,250
264	City Manager		Cathedral City	50,911	Riverside County	$255,678	$61,068
265	City Manager		San Mateo	103,352	San Mateo County	$255,399	$25,189
266	City Manager		La Puente	37,459	Los Angeles County	$255,126	$34,074
267	City Manager		Coachella	43,173	Riverside County	$255,038	$34,264
268	City Manager		Milpitas	81,773	Santa Clara County	$254,959	$33,904
269	City Manager		Rocklin	71,609	Placer County	$254,919	$92,666
270	City Manager		Lincoln	53,231	Placer County	$254,866	$38,958
271	City Manager		Seaside	30,197	Monterey County	$254,693	$53,680
272	City Manager		Los Altos Hills	8,476	Santa Clara County	$254,489	$30,406
273	City Manager		Patterson	24,790	Stanislaus County	$254,410	$51,640

274	City Manager		South Pasadena	26,270	Los Angeles County	$253,393	$51,693
275	City Manager	City Attorney	Sebastopol	7,295	Sonoma County	$253,139	$50,097
276	City Manager		San Gabriel	38,613	Los Angeles County	$253,058	$42,968
277	City Manager		Fillmore	17,061	Ventura County	$252,785	$33,703
278	City Manager		St. Helena	5,314	Napa County	$252,654	$43,858
279	City Manager		Walnut	27,867	Los Angeles County	$252,471	$53,506
280	City Manager		Signal Hill	11,448	Los Angeles County	$252,081	$52,865
281	Town Manager		Corte Madera	9,882	Marin County	$251,925	$45,008
282	Town Manager		Moraga	16,784	Contra Costa County	$251,498	$56,712
283	City Manager		Grass Valley	13,400	Nevada County	$251,401	$67,134
284	City Manager		Adelanto	36,131	San Bernardino County	$251,120	$24,854
285	City Manager		Capitola	9,497	Santa Cruz County	$250,943	$79,202
286	City Manager		Oakdale	23,008	Stanislaus County	$250,117	$62,947
287	135 City Manager		Lompoc	43,610	Santa Barbara County	$249,926	$24,239
288	Town Manager		San Anselmo	12,426	Marin County	$249,729	$57,696
289	City Manager		Visalia	144,532	Tulare County	$249,140	$32,626
290	City Manager		Pleasant Hill	33,352	Contra Costa County	$248,454	$58,319
291	City Manager		Irwindale	1,499	Los Angeles County	$247,730	$55,665
292	City Manager		Petaluma	58,445	Sonoma County	$247,693	$41,756
293	City Manager		Pismo Beach	7,846	San Luis Obispo County	$246,942	$41,291
294	Town Manager		Woodside	5,133	San Mateo County	$246,814	$53,873
295	City Manager		Lomita	20,320	Los Angeles County	$246,349	$72,395
296	Interm City Manager		Pomona	152,166	Los Angeles County	$246,095	$21,516
297	City Manager		Hollister	42,872	San Benito County	$246,009	$57,456
298	Town Manager		Fairfax	7,371	Marin County	$244,604	$50,092
299	City Manager		Grand Terrace	12,771	San Bernardino County	$244,579	$39,030
300	City Manager		Watsonville	51,032	Santa Cruz County	$244,104	$45,160
301	City Manager		Turlock	71,273	Stanislaus County	$243,880	$29,652
302	City Manager		Norco	25,068	Riverside County	$243,512	$145,664
303	City Manager		Monterey Park	59,347	Los Angeles County	$242,985	$25,696
304	City Manager		Jurupa Valley	104,721	Riverside County	$242,732	$16,146
305	Town Manager		Mammoth Lakes	7,110	Mono County	$242,220	$64,714
306	1100 City Manager		Shafter	22,226	Kern County	$242,205	$20,311
307	City Manager		Port Hueneme	20,916	Ventura County	$241,874	$36,502
308	City Manager		Banning	31,213	Riverside County	$241,146	$33,996
309	City Manager		El Cerrito	25,700	Contra Costa County	$241,080	$40,382
310	City Manager		El Paso De Robles	30,907	San Luis Obispo County	$240,992	$42,699
311	City Manager		Reedley	25,653	Fresno County	$240,657	$57,585
312	City Manager		Ridgecrest	27,940	Kern County	$240,370	$32,086
313	City Manager		Bakersfield	411,109	Kern County	$240,003	$23,373
314	City Manager		Hemet	89,663	Riverside County	$239,844	$123,185
315	City Manager		Santa Paula	31,355	Ventura County	$239,129	$35,448
316	City Manager		San Marcos	95,998	San Diego County	$237,357	$53,155
317	City Manager		Hanford	59,286	Kings County	$237,085	$31,471
318	City Manager		Grover Beach	12,481	San Luis Obispo County	$236,247	$54,194
319	City Manager		La Verne	31,697	Los Angeles County	$235,402	$29,621
320	City Manager		Hawaiian Gardens	13,560	Los Angeles County	$235,057	$64,295
321	City Manager		Yuba City	70,256	Sutter County	$234,981	$50,899
322	Public Works Director	Interim Town Manager	Portola Valley	4,249	San Mateo County	$233,550	$66,837
323	City Manager		Tulare	70,799	Tulare County	$232,522	$14,067
324	City Manager		Anderson	10,943	Shasta County	$232,464	$29,808
325	City Manager		Cerritos	47,806	Los Angeles County	$232,396	$69,814
326	City Manager		Hesperia	100,087	San Bernardino County	$232,351	$88,089
327	City Manager Interim		Arroyo Grande	17,941	San Luis Obispo County	$231,875	$47,214
328	City Manager		Artesia	16,019	Los Angeles County	$231,131	$33,396
329	City Administrator/City		Ripon	15,741	San Joaquin County	$229,823	$65,052
330	City Manager		Selma	24,371	Fresno County	$228,749	$38,645
331	Town Manager		Truckee	16,778	Nevada County	$228,192	$85,155
332	City Manager		Calimesa	10,867	Riverside County	$227,685	$49,100
333	City Manager		Downey	111,493	Los Angeles County	$226,927	$43,097
334	City Manager		Sierra Madre	10,909	Los Angeles County	$225,801	$49,406
335	City Manager		Bell	33,301	Los Angeles County	$225,021	$66,713
336	2011 City Manager		Martinez	36,439	Contra Costa County	$224,608	$15,370
337	City Manager		Cudahy	22,210	Los Angeles County	$224,560	$25,679
338	City Manager		Sausalito	6,856	Marin County	$223,851	$39,465
339	City Manager		Atwater	31,397	Merced County	$223,798	$45,061
340	City Manager		Belvedere	2,043	Marin County	$223,597	$56,587
341	City Manager		Rolling Hills Estates	8,534	Los Angeles County	$223,207	$46,297
342	City Manager		San Bruno	42,152	San Mateo County	$223,079	$41,664

343	City Manager		Buellton	4,970	Santa Barbara County	$222,950	$71,100
344	City Manager		Sand City	379	Monterey County	$222,237	$40,453
345	City Manager		Duarte	23,656	Los Angeles County	$222,137	$53,233
346	City Manager		Huntington Park	53,219	Los Angeles County	$220,903	$57,278
347	Town Manager		Windsor	25,394	Sonoma County	$220,880	$57,870
348	City Manager		South Lake Tahoe	20,790	El Dorado County	$220,736	$66,658
349	City Administrator		Chowchilla	18,930	Madera County	$219,993	$13,532
350	City Manager		Avalon	3,313	Los Angeles County	$219,491	$30,946
351	City Manager		Twentynine Palms	25,346	San Bernardino County	$217,891	$36,044
352	City Manager		San Rafael	59,585	Marin County	$217,817	$114,074
353	City Manager		El Centro	44,952	Imperial County	$217,404	$28,140
354	City Manager		Wasco	27,028	Kern County	$216,685	$46,516
355	City Manager		Temple City	35,975	Los Angeles County	$216,478	$44,127
356	Pw Director/City		Colusa	6,447	Colusa County	$214,575	$38,443
357	City Manager	Finance Director	Arvin	19,651	Kern County	$214,519	$64,000
358	Interim City Manager		Novato	51,140	Marin County	$214,516	$40,340
359	City Manager		Newman	12,121	Stanislaus County	$213,862	$59,691
360	City Manager		Galt	25,785	Sacramento County	$213,517	$25,050
361	City Manager		Chico	109,589	Butte County	$213,079	$46,283
362	City Manager (U)		San Bernardino	226,541	San Bernardino County	$212,891	$2,815
363	City Manager		Arcata	18,540	Humboldt County	$211,616	$50,859
364	City Manager		East Palo Alto	29,078	San Mateo County	$211,485	$36,482
365	City Manager		Lawndale	30,855	Los Angeles County	$211,094	$33,903
366	City Manager		King City	14,216	Monterey County	$211,048	$59,284
367	City Manager		Kingsburg	13,042	Fresno County	$209,917	$38,378
368	City Manager		Clearlake	16,553	Lake County	$209,804	$46,420
369	City Manager		Yucaipa	53,810	San Bernardino County	$209,287	$55,739
370	City Manager		Imperial	22,141	Imperial County	$209,078	$15,014
371	City Manager		Cloverdale	8,710	Sonoma County	$208,993	$53,765
372	City Manager		Del Rey Oaks	1,569	Monterey County	$208,271	$63,774
373	City Manager		Laguna Woods	17,148	Orange County	$207,257	$32,458
374	City Manager		South El Monte	19,441	Los Angeles County	$206,961	$24,844
375	City Administrator		Piedmont	10,782	Alameda County	$206,519	$41,987
376	City Manager		Shasta Lake	10,131	Shasta County	$205,813	$59,628
377	City Manager		Madera	66,560	Madera County	$204,946	$32,717
378	City Manager		Hidden Hills	1,727	Los Angeles County	$204,415	$47,842
379	City Manager		Mendota	12,531	Fresno County	$204,172	$12,380
380	City Manager		Auburn	13,218	Placer County	$203,647	$34,992
381	City Administrator		Oakland	425,093	Alameda County	$203,384	$91,204
382	City Manager		Cerritos	47,806	Los Angeles County	$203,094	$66,615
383	City Manager		Fowler	7,367	Fresno County	$202,396	$43,019
384	City Manager		Merced	91,837	Merced County	$201,144	$17,810
385	City Manager		Pismo Beach	7,846	San Luis Obispo County	$201,089	$34,915
386	City Manager		Nevada City	3,347	Nevada County	$200,561	$50,310
387	City Manager		Ceres	49,319	Stanislaus County	$200,389	$20,779
388	City Manager		Waterford	9,110	Stanislaus County	$200,241	$63,135
389	City Manager		Riverbank	25,006	Stanislaus County	$199,099	$60,220
390	City Manager		Winters	7,587	Yolo County	$198,496	$33,490
391	City Manager		Eureka	26,073	Humboldt County	$196,791	$43,483
392	City Manager		Maywood	24,451	Los Angeles County	$196,677	$70,124
393	City Manager		Dinuba	25,573	Tulare County	$195,857	$51,226
394	City Manager		Corcoran	21,633	Kings County	$193,998	$50,859
395	City Manager/Retiree		Downey	111,493	Los Angeles County	$193,390	$0
396	City Manager		Lemon Grove	27,568	San Diego County	$192,958	$28,822
397	City Manager		Marysville	12,752	Yuba County	$191,807	$32,740
398	City Manager		Colma	1,410	San Mateo County	$191,674	$43,650
399	City Manager		Porterville	62,934	Tulare County	$191,671	$25,217
400	City Manager		La Habra Heights	5,488	Los Angeles County	$191,613	$31,468
401	City Manager		Monte Sereno	3,582	Santa Clara County	$191,100	$58,803
402	City Manager	Human Resources	Coalinga	17,107	Fresno County	$190,480	$56,895
403	City Manager		Desert Hot Springs	32,654	Riverside County	$189,970	$34,953
404	City Manager		La Canada Flintridge	20,048	Los Angeles County	$188,186	$21,291
405	City Administrator		Susanville	11,639	Lassen County	$184,847	$59,157
406	City Manager		Gonzales	8,466	Monterey County	$184,699	$51,358
407	City Manager		McFarland	13,965	Kern County	$184,539	$17,814
408	City Administrator		Gridley	6,935	Butte County	$184,155	$17,057
409	City Administrator		Oroville	18,129	Butte County	$184,017	$30,773
410	Town Manager		Yountville	2,781	Napa County	$183,515	$41,373
411	City Manager		Live Oak	9,668	Sutter County	$183,174	$41,648

412	City Manager		Kerman	17,256	Fresno County	$181,542	$31,873
413	City Manager		Lemoore	26,855	Kings County	$180,805	$50,865
414	City Manager		Arroyo Grande	17,941	San Luis Obispo County	$180,240	$26,940
415	City Manager		Lakeport	4,982	Lake County	$179,962	$21,917
416	City Manager		Red Bluff	14,300	Tehama County	$179,218	$48,950
417	City Manager		Calexico	39,262	Imperial County	$178,802	$36,329
418	City Manager		National City	58,555	San Diego County	$178,568	$19,253
419	City Manager		Willits	4,830	Mendocino County	$178,133	$24,284
420	City Administrator		Sonora	5,132	Tuolumne County	$177,511	$32,729
421	City Manager		Bradbury	898	Los Angeles County	$176,667	$52,330
422	City Manager		Farmersville	10,327	Tulare County	$176,607	$38,722
423	City Manager		Placerville	10,540	El Dorado County	$176,304	$57,081
424	City Manager		Firebaugh	8,415	Fresno County	$175,659	$63,035
425	City Manager		Rolling Hills	1,677	Los Angeles County	$175,560	$29,628
426	City Manager		Wheatland	3,893	Yuba County	$175,555	$6,236
427	City Manager		Canyon Lake	10,832	Riverside County	$174,167	$46,748
428	City Manager		Weed	2,710	Siskiyou County	$173,830	$30,869
429	City Administrator		Woodlake	7,713	Tulare County	$173,715	$36,406
430	City Clerk	City Manager	Blythe	17,378	Riverside County	$171,283	$58,051
431	City Manager		National City	58,555	San Diego County	$171,267	$27,808
432	City Administrator		Williams	5,528	Colusa County	$170,504	$25,837
433	1100 City Manager		Rohnert Park	43,821	Sonoma County	$170,025	$9,768
434	City Manager		Antioch	115,632	Contra Costa County	$169,946	$26,252
435	City Manager		Tracy	96,609	San Joaquin County	$169,052	$28,839
436	City Administrator		Exeter	10,179	Tulare County	$168,856	$38,324
437	City Manager		Lindsay	12,594	Tulare County	$168,007	$39,653
438	City Manager		Brawley	28,345	Imperial County	$167,028	$43,840
439	City Manager		Porterville	62,934	Tulare County	$166,591	$21,782
440	Interim City Manager		Livingston	14,286	Merced County	$166,449	$30,553
441	City Manager		Ione	8,856	Amador County	$166,241	$0
442	City Administrator		Bishop	3,848	Inyo County	$165,296	$58,771
443	City Manager		Escalon	7,249	San Joaquin County	$162,555	$38,553
444	City Manager		San Joaquin	3,616	Fresno County	$162,303	$28,604
445	City Manager		Livingston	14,286	Merced County	$161,307	$16,546
446	City Manager		Hughson	7,711	Stanislaus County	$160,105	$29,362
447	City Manager		Fortuna	12,181	Humboldt County	$159,980	$28,606
448	City Manager		Needles	4,769	San Bernardino County	$158,840	$14,261
449	City Manager		Ojai	7,533	Ventura County	$158,639	$22,580
450	City Administrator		Gridley	6,935	Butte County	$157,123	$38,039
451	City Administrator		Guadalupe	8,676	Santa Barbara County	$156,841	$27,049
452	Public Affairs Officer -		Long Beach	458,813	Los Angeles County	$156,555	$65,457
453	City Manager		Willows	6,321	Glenn County	$155,343	$27,706
454	Town Manager		Loomis	6,601	Placer County	$153,262	$22,086
455	City Manager		Parlier	14,368	Fresno County	$152,120	$30,173
456	City Manager		Sanger	26,357	Fresno County	$151,916	$33,771
457	City Manager		Yreka	7,805	Siskiyou County	$150,248	$34,876
458	City Manager		Jackson	4,867	Amador County	$149,551	$52,359
459	City Manager		Mt. Shasta	3,203	Siskiyou County	$148,800	$32,096
460	City Manager		Crescent City	5,564	Del Norte County	$148,062	$42,302
461	City Manager		Rio Dell	3,241	Humboldt County	$147,935	$31,589
462	City Manager		Sonoma	10,532	Sonoma County	$146,873	$25,949
463	City Manager		San Juan Bautista	2,032	San Benito County	$145,988	$10,685
464	City Manager		Soledad	26,966	Monterey County	$145,401	$16,499
465	City Administrator		Angels	3,587	Calaveras County	$145,331	$1,347
466	City Manager		Plymouth	1,061	Amador County	$145,297	$0
467	City Manager		Oceanside	171,483	San Diego County	$144,723	$10,902
468	City Manager		San Ramon	82,525	Contra Costa County	$144,349	$4,114
469	City Manager		Clayton	10,683	Contra Costa County	$141,666	$33,547
470	City Administrator		Oakland	425,093	Alameda County	$138,301	$20,276
471	City Manager	City Clerk	Villa Park	5,705	Orange County	$137,041	$17,469
472	City Manager		Santa Clara	132,048	Santa Clara County	$131,347	$23,208
473	City Manager		Dunsmuir	1,651	Siskiyou County	$131,100	$32,690
474	City Manager		Palos Verdes Estates	12,974	Los Angeles County	$130,486	$26,042
475	City Manager		San Bruno	42,152	San Mateo County	$129,836	$22,884
476	Interim City Manager		Portola	2,075	Plumas County	$129,594	$9,088
477	City Manager		Santa Fe Springs	18,640	Los Angeles County	$127,890	$1,365
478	City Manager		Solvang	5,663	Santa Barbara County	$126,792	$9,642
479	City Manager		La Canada Flintridge	20,048	Los Angeles County	$125,610	$16,404
480	City Manager		Imperial Beach	26,096	San Diego County	$125,353	$12,652

481	City Manager		Holtville	5,583	Imperial County	$123,801	$19,973
482	Town Manager		Yountville	2,781	Napa County	$123,577	$56,337
483	City Manager		West Covina	109,105	Los Angeles County	$122,780	$12,490
484	City Manager		Ferndale	1,356	Humboldt County	$122,231	$28,902
485	City Manager		Jackson	4,867	Amador County	$121,152	$32,369
486	City Manager		Auburn	13,218	Placer County	$120,783	$16,398
487	Interim City Manager		Santa Fe Springs	18,640	Los Angeles County	$120,290	$0
488	City Manager		Rio Vista	10,004	Solano County	$119,993	$22,741
489	City Manager		Santa Fe Springs	18,640	Los Angeles County	$118,993	$23,828
490	City Manager		Duarte	23,656	Los Angeles County	$118,707	$18,787
491	City Manager		San Mateo	103,352	San Mateo County	$118,558	$22,839
492	City Manager		Ione	8,856	Amador County	$118,154	$24,074
493	City Manager		Ceres	49,319	Stanislaus County	$117,101	$1,842
494	City Manager		Atascadero	30,279	San Luis Obispo County	$116,512	$47,534
495	City Manager		Dos Palos	5,633	Merced County	$114,925	$27,309
496	City Manager		Gustine	5,936	Merced County	$113,106	$28,951
497	City Manager		Compton	93,671	Los Angeles County	$112,260	$164
498	City Administrator		Biggs	1,853	Butte County	$111,219	$35,186
499	City Administrator		Oakland	425,093	Alameda County	$110,749	$41,724
500	City Manager		San Marino	12,379	Los Angeles County	$105,619	$29,043
501	City Manager		San Buenaventura	107,569	Ventura County	$105,143	$32,477
502	Public Works Supervisor	Interim City	Montague	1,199	Siskiyou County	$101,630	$10,956
503	Interim City Manager		Sutter Creek	2,553	Amador County	$101,007	$0
504	City Administrator		Piedmont	10,782	Alameda County	$100,580	$10,005
505	City Manager		Rio Vista	10,004	Solano County	$97,782	$25,480
506	Town Manager		Loomis	6,601	Placer County	$96,228	$24,114
507	City Manager		Isleton	767	Sacramento County	$96,092	$1,041
508	City Manager		Point Arena	445	Mendocino County	$93,423	$19,225
509	Town Manager		Portola Valley	4,249	San Mateo County	$91,172	$21,679
510	City Manager		Morro Bay	10,261	San Luis Obispo County	$87,957	$9,962
511	City Manager		Garden Grove	171,024	Orange County	$87,850	$28,973
512	City Manager	City Manager, City	Trinidad	294	Humboldt County	$87,835	$10,729
513	City Manager		Morro Bay	10,261	San Luis Obispo County	$86,858	$21,777
514	Interim City Manager		Clayton	10,683	Contra Costa County	$86,831	$0
515	Town Manager		Portola Valley	4,249	San Mateo County	$86,619	$12,749
516	City Manager		Colfax	1,988	Placer County	$85,606	$16,626
517	City Manager		Blue Lake	1,149	Humboldt County	$85,597	$30,982
518	City Manager		Calipatria	6,342	Imperial County	$84,784	$11,728
519	City Manager (Old)		Rancho Cordova	82,109	Sacramento County	$84,629	$921
520	Town Manager		Paradise	10,691	Butte County	$84,278	$16,175
521	City Manager		Colma	1,410	San Mateo County	$84,277	$19,053
522	Interim City Manager		Morro Bay	10,261	San Luis Obispo County	$82,819	$0
523	Interim City Manager		Auburn	13,218	Placer County	$78,358	$0
524	Interim City Manager		Ojai	7,533	Ventura County	$76,456	$22,426
525	City Manager		Gonzales	8,466	Monterey County	$74,313	$25,257
526	Town Manager		Paradise	10,691	Butte County	$73,420	$25,196
527	City Manager		Sonoma	10,532	Sonoma County	$72,030	$0
528	Interim City Manager		Laguna Beach	22,449	Orange County	$71,000	$0
529	City Manager		Canyon Lake	10,832	Riverside County	$70,524	$7,572
530	City Manager		Calipatria	6,342	Imperial County	$69,644	$10,887
531	Management Aide - City		Duarte	23,656	Los Angeles County	$66,521	$14,821
532	City Manager		Corning	8,076	Tehama County	$65,315	$17,936
533	Interim City Manager		Ojai	7,533	Ventura County	$64,902	$0
534	Interim City Manager		Palos Verdes Estates	12,974	Los Angeles County	$64,214	$0
535	City Clerk	Water Operator, City	Tehama	422	Tehama County	$63,742	$7,161
536	Interim City Manager		Soledad	26,966	Monterey County	$63,652	$0
537	City Manager		Sonoma	10,532	Sonoma County	$57,253	$1,638
538	City Manager		Sutter Creek	2,553	Amador County	$55,754	$27,300
539	City Manager		Solvang	5,663	Santa Barbara County	$51,087	$0
540	City Manager		Soledad	26,966	Monterey County	$49,057	$332
541	City Manager		Palos Verdes Estates	12,974	Los Angeles County	$48,652	$12,656
542	City Manager		Inglewood	106,065	Los Angeles County	$47,647	$0
543	City Manager		Amador	193	Amador County	$44,900	$0
544	City Manager		Gustine	5,936	Merced County	$44,620	$0
545	City Manager		Clayton	10,683	Contra Costa County	$43,001	$2,759
546	City Administrator		Oakland	425,093	Alameda County	$42,180	$24,340
547	City Manager (U)		San Bernardino	226,541	San Bernardino County	$38,754	$5,985
548	City Manager		Corning	8,076	Tehama County	$36,825	$0
549	City Administrative Clerk		Tulelake	870	Siskiyou County	$35,791	$2,215

550	Interim City Manager		California City	13,079	Kern County	$35,308	$0
551	City Manager (Tra)		Downey	111,493	Los Angeles County	$34,274	$0
552	City Administrator		Dorris	836	Siskiyou County	$33,962	$0
553	City Manager		Winters	7,587	Yolo County	$33,772	$1,772
554	City Manager		Corning	8,076	Tehama County	$32,209	$3,184
555	Interim City Manager		Twentynine Palms	25,346	San Bernardino County	$29,929	$0
556	City Manager		California City	13,079	Kern County	$28,891	$1,672
557	City Manager		Desert Hot Springs	32,654	Riverside County	$28,581	$3,739
558	City Manager		Winters	7,587	Yolo County	$28,575	$0
559	Interim City Manager		San Clemente	62,297	Orange County	$28,211	$0
560	City Administrator		Dorris	836	Siskiyou County	$27,016	$0
561	City Manager		Rolling Hills	1,677	Los Angeles County	$23,603	$1,916
562	Interim City Manager		Pacific Grove	14,966	Monterey County	$23,158	$0
563	Retired Town Manager		Windsor	25,394	Sonoma County	$21,374	$2,783
564	City Manager		South San Francisco	64,601	San Mateo County	$20,888	$1,263
565	City Manager		Montebello	61,930	Los Angeles County	$16,522	$2,035
566	City Manager		South Gate	92,729	Los Angeles County	$16,499	$1,433
567	Acting City Manager		Hidden Hills	1,727	Los Angeles County	$16,245	$3,785
568	Interim City		Biggs	1,853	Butte County	$12,375	$0
569	Interim City		Biggs	1,853	Butte County	$9,050	$0
570	City Administrator		Dorris	836	Siskiyou County	$6,531	$0
571	City Manager		Huron	6,348	Fresno County	$5,288	$0
572	City Manager		Los Banos	47,419	Merced County	$5,247	$0
573	City Manager		Westmorland	2,050	Imperial County	$1,740	$0
574	City Administrator		Maricopa	1,004	Kern County	$1,200	$0
575	Interim City		Oroville	18,129	Butte County	$1,013	$0
576	Interim City Manager		La Verne	31,697	Los Angeles County	$543	$0

	2023 Government Compensation in California from the California State Controller's Office sorted by City Population						
	Position	Other Positions Held	City	City Population	County	Total Wages	Total Retirement
1	City Manager		Amador	193	Amador County	$44,900	$0
2	City Administrator		Vernon	205	Los Angeles County	$347,053	$49,303
3	City Manager	City Manager, City	Trinidad	294	Humboldt County	$87,835	$10,729
4	City Manager		Sand City	379	Monterey County	$222,237	$40,453
5	City Clerk	Water Operator, City	Tehama	422	Tehama County	$63,742	$7,161
6	City Manager		Industry	426	Los Angeles County	$330,468	$100,372
7	City Manager		Point Arena	445	Mendocino County	$93,423	$19,225
8	City Manager		Isleton	767	Sacramento County	$96,092	$1,041
9	City Administrator		Dorris	836	Siskiyou County	$33,962	$0
10	City Administrator		Dorris	836	Siskiyou County	$27,016	$0
11	City Administrator		Dorris	836	Siskiyou County	$6,531	$0
12	City Administrative Clerk		Tulelake	870	Siskiyou County	$35,791	$2,215
13	City Manager		Bradbury	898	Los Angeles County	$176,667	$52,330
14	City Administrator		Maricopa	1,004	Kern County	$1,200	$0
15	City Manager		Plymouth	1,061	Amador County	$145,297	$0
16	City Manager		Blue Lake	1,149	Humboldt County	$85,597	$30,982
17	Public Works Supervisor	Interim City	Montague	1,199	Siskiyou County	$101,630	$10,956
18	City Manager		Ferndale	1,356	Humboldt County	$122,231	$28,902
19	City Manager		Colma	1,410	San Mateo County	$191,674	$43,650
20	City Manager		Colma	1,410	San Mateo County	$84,277	$19,053
21	City Manager		Irwindale	1,499	Los Angeles County	$247,730	$55,665
22	City Manager		Del Rey Oaks	1,569	Monterey County	$208,271	$63,774
23	City Manager		Dunsmuir	1,651	Siskiyou County	$131,100	$32,690
24	City Manager		Rolling Hills	1,677	Los Angeles County	$175,560	$29,628
25	City Manager		Rolling Hills	1,677	Los Angeles County	$23,603	$1,916
26	City Manager		Hidden Hills	1,727	Los Angeles County	$204,415	$47,842
27	Acting City Manager		Hidden Hills	1,727	Los Angeles County	$16,245	$3,785
28	City Administrator		Biggs	1,853	Butte County	$111,219	$35,186
29	Interim City		Biggs	1,853	Butte County	$12,375	$0
30	Interim City		Biggs	1,853	Butte County	$9,050	$0
31	City Manager		Colfax	1,988	Placer County	$85,606	$16,626
32	City Manager		San Juan Bautista	2,032	San Benito County	$145,988	$10,685
33	City Manager		Belvedere	2,043	Marin County	$223,597	$56,587
34	City Manager		Westmorland	2,050	Imperial County	$1,740	$0
35	Interim City Manager		Portola	2,075	Plumas County	$129,594	$9,088
36	Town Manager		Ross	2,272	Marin County	$267,602	$55,107
37	Interim City Manager		Sutter Creek	2,553	Amador County	$101,007	$0
38	City Manager		Sutter Creek	2,553	Amador County	$55,754	$27,300
39	City Manager		Weed	2,710	Siskiyou County	$173,830	$30,869
40	Town Manager		Yountville	2,781	Napa County	$183,515	$41,373
41	Town Manager		Yountville	2,781	Napa County	$123,577	$56,337
42	City Administrator		Carmel-By-The-Sea	3,122	Monterey County	$261,954	$83,407
43	City Manager		Mt. Shasta	3,203	Siskiyou County	$148,800	$32,096
44	City Manager		Rio Dell	3,241	Humboldt County	$147,935	$31,589
45	City Manager		Avalon	3,313	Los Angeles County	$219,491	$30,946
46	City Manager		Nevada City	3,347	Nevada County	$200,561	$50,310
47	City Manager		Monte Sereno	3,582	Santa Clara County	$191,100	$58,803
48	City Administrator		Angels	3,587	Calaveras County	$145,331	$1,347
49	City Manager		San Joaquin	3,616	Fresno County	$162,303	$28,604
50	City Administrator		Bishop	3,848	Inyo County	$165,296	$58,771
51	City Manager		Wheatland	3,893	Yuba County	$175,555	$6,236
52	City Manager		Del Mar	3,919	San Diego County	$285,233	$41,748
53	Public Works Director	Interim Town Manager	Portola Valley	4,249	San Mateo County	$233,550	$66,837
54	Town Manager		Portola Valley	4,249	San Mateo County	$91,172	$21,679
55	Town Manager		Portola Valley	4,249	San Mateo County	$86,619	$12,749
56	City Manager		Brisbane	4,661	San Mateo County	$455,277	$75,083
57	City Manager		Needles	4,769	San Bernardino County	$158,840	$14,261
58	City Manager		Indian Wells	4,797	Riverside County	$329,474	$95,398
59	City Manager		Willits	4,830	Mendocino County	$178,133	$24,284
60	City Manager		Jackson	4,867	Amador County	$149,551	$52,359
61	City Manager		Jackson	4,867	Amador County	$121,152	$32,369
62	City Manager		Big Bear Lake	4,958	San Bernardino County	$260,880	$133,648
63	City Manager		Buellton	4,970	Santa Barbara County	$222,950	$71,100
64	City Manager		Lakeport	4,982	Lake County	$179,962	$21,917
65	City Administrator		Sonora	5,132	Tuolumne County	$177,511	$32,729
66	Town Manager		Woodside	5,133	San Mateo County	$246,814	$53,873
67	City Manager		Calistoga	5,142	Napa County	$259,508	$43,980

68	City Manager		St. Helena	5,314	Napa County	$252,654	$43,858
69	City Manager		La Habra Heights	5,488	Los Angeles County	$191,613	$31,468
70	City Administrator		Williams	5,528	Colusa County	$170,504	$25,837
71	City Manager		Crescent City	5,564	Del Norte County	$148,062	$42,302
72	City Manager		Holtville	5,583	Imperial County	$123,801	$19,973
73	City Manager		Dos Palos	5,633	Merced County	$114,925	$27,309
74	City Manager		Solvang	5,663	Santa Barbara County	$126,792	$9,642
75	City Manager		Solvang	5,663	Santa Barbara County	$51,087	$0
76	City Manager	City Clerk	Villa Park	5,705	Orange County	$137,041	$17,469
77	City Manager		Gustine	5,936	Merced County	$113,106	$28,951
78	City Manager		Gustine	5,936	Merced County	$44,620	$0
79	City Manager		Willows	6,321	Glenn County	$155,343	$27,706
80	City Manager		Calipatria	6,342	Imperial County	$84,784	$11,728
81	City Manager		Calipatria	6,342	Imperial County	$69,644	$10,887
82	City Manager		Huron	6,348	Fresno County	$5,288	$0
83	Pw Director/City		Colusa	6,447	Colusa County	$214,575	$38,443
84	Town Manager		Loomis	6,601	Placer County	$153,262	$22,086
85	Town Manager		Loomis	6,601	Placer County	$96,228	$24,114
86	City Manager		Sausalito	6,856	Marin County	$223,851	$39,465
87	City Administrator		Gridley	6,935	Butte County	$184,155	$17,057
88	City Administrator		Gridley	6,935	Butte County	$157,123	$38,039
89	City Manager		Atherton	6,976	San Mateo County	$313,316	$34,337
90	Town Manager		Mammoth Lakes	7,110	Mono County	$242,220	$64,714
91	City Manager		Escalon	7,249	San Joaquin County	$162,555	$38,553
92	City Manager	City Attorney	Sebastopol	7,295	Sonoma County	$253,139	$50,097
93	City Manager		Cotati	7,303	Sonoma County	$288,685	$62,539
94	City Manager		Fowler	7,367	Fresno County	$202,396	$43,019
95	Town Manager		Fairfax	7,371	Marin County	$244,604	$50,092
96	City Manager		Ojai	7,533	Ventura County	$158,639	$22,580
97	Interim City Manager		Ojai	7,533	Ventura County	$76,456	$22,426
98	Interim City Manager		Ojai	7,533	Ventura County	$64,902	$0
99	City Manager		Winters	7,587	Yolo County	$198,496	$33,490
100	City Manager		Winters	7,587	Yolo County	$33,772	$1,772
101	City Manager		Winters	7,587	Yolo County	$28,575	$0
102	City Manager		Hughson	7,711	Stanislaus County	$160,105	$29,362
103	City Administrator		Woodlake	7,713	Tulare County	$173,715	$36,406
104	City Manager		Yreka	7,805	Siskiyou County	$150,248	$34,876
105	City Manager		Pismo Beach	7,846	San Luis Obispo County	$246,942	$41,291
106	City Manager		Pismo Beach	7,846	San Luis Obispo County	$201,089	$34,915
107	City Manager		Westlake Village	7,902	Los Angeles County	$307,602	$95,829
108	City Manager		Corning	8,076	Tehama County	$65,315	$17,936
109	City Manager		Corning	8,076	Tehama County	$36,825	$0
110	City Manager		Corning	8,076	Tehama County	$32,209	$3,184
111	City Manager		Firebaugh	8,415	Fresno County	$175,659	$63,035
112	City Manager		Gonzales	8,466	Monterey County	$184,699	$51,358
113	City Manager		Gonzales	8,466	Monterey County	$74,313	$25,257
114	City Manager		Los Altos Hills	8,476	Santa Clara County	$254,489	$30,406
115	City Manager		Rolling Hills Estates	8,534	Los Angeles County	$223,207	$46,297
116	City Administrator		Guadalupe	8,676	Santa Barbara County	$156,841	$27,049
117	City Manager		Cloverdale	8,710	Sonoma County	$208,993	$53,765
118	Town Manager		Tiburon	8,809	Marin County	$262,696	$65,006
119	City Manager		Ione	8,856	Amador County	$166,241	$0
120	City Manager		Ione	8,856	Amador County	$118,154	$24,074
121	City Manager		Waterford	9,110	Stanislaus County	$200,241	$63,135
122	City Manager		Capitola	9,497	Santa Cruz County	$250,943	$79,202
123	City Manager		Live Oak	9,668	Sutter County	$183,174	$41,648
124	Town Manager		Corte Madera	9,882	Marin County	$251,925	$45,008
125	City Manager		Rio Vista	10,004	Solano County	$119,993	$22,741
126	City Manager		Rio Vista	10,004	Solano County	$97,782	$25,480
127	City Manager		Shasta Lake	10,131	Shasta County	$205,813	$59,628
128	City Administrator		Exeter	10,179	Tulare County	$168,856	$38,324
129	City Manager		Morro Bay	10,261	San Luis Obispo County	$87,957	$9,962
130	City Manager		Morro Bay	10,261	San Luis Obispo County	$86,858	$21,777
131	Interim City Manager		Morro Bay	10,261	San Luis Obispo County	$82,819	$0
132	City Manager		Farmersville	10,327	Tulare County	$176,607	$38,722
133	City Manager		Sonoma	10,532	Sonoma County	$146,873	$25,949
134	City Manager		Sonoma	10,532	Sonoma County	$72,030	$0
135	City Manager		Sonoma	10,532	Sonoma County	$57,253	$1,638
136	City Manager		Placerville	10,540	El Dorado County	$176,304	$57,081
137	City Manager		Malibu	10,621	Los Angeles County	$257,470	$54,955

138	City Manager		Clayton	10,683	Contra Costa County	$141,666	$33,547
139	Interim City Manager		Clayton	10,683	Contra Costa County	$86,831	$0
140	City Manager		Clayton	10,683	Contra Costa County	$43,001	$2,759
141	Town Manager		Paradise	10,691	Butte County	$84,278	$16,175
142	Town Manager		Paradise	10,691	Butte County	$73,420	$25,196
143	City Administrator		Piedmont	10,782	Alameda County	$206,519	$41,987
144	City Administrator		Piedmont	10,782	Alameda County	$100,580	$10,005
145	City Manager		Canyon Lake	10,832	Riverside County	$174,167	$46,748
146	City Manager		Canyon Lake	10,832	Riverside County	$70,524	$7,572
147	City Manager		Calimesa	10,867	Riverside County	$227,685	$49,100
148	City Manager		Sierra Madre	10,909	Los Angeles County	$225,801	$49,406
149	City Manager		Anderson	10,943	Shasta County	$232,464	$29,808
150	City Manager		Healdsburg	10,985	Sonoma County	$303,994	$38,598
151	City Manager		Tehachapi	11,092	Kern County	$270,181	$60,630
152	City Manager		Hillsborough	11,116	San Mateo County	$324,496	$28,559
153	City Manager		Hillsborough	11,116	San Mateo County	$270,033	$79,421
154	City Manager		Half Moon Bay	11,238	San Mateo County	$311,894	$49,403
155	City Manager		Signal Hill	11,448	Los Angeles County	$252,081	$52,865
156	City Administrator		Susanville	11,639	Lassen County	$184,847	$59,157
157	City Manager		Scotts Valley	11,816	Santa Cruz County	$258,813	$43,071
158	City Manager		Los Alamitos	11,947	Orange County	$267,517	$32,446
159	City Manager		Newman	12,121	Stanislaus County	$213,862	$59,691
160	City Manager		Commerce	12,124	Los Angeles County	$639,326	$72,191
161	Acting City Manager		Commerce	12,124	Los Angeles County	$300,262	$74,605
162	City Manager		Fortuna	12,181	Humboldt County	$159,980	$28,606
163	City Manager		San Marino	12,379	Los Angeles County	$105,619	$29,043
164	Town Manager		San Anselmo	12,426	Marin County	$249,729	$57,696
165	City Manager		Grover Beach	12,481	San Luis Obispo County	$236,247	$54,194
166	City Manager		Mendota	12,531	Fresno County	$204,172	$12,380
167	City Manager		Lindsay	12,594	Tulare County	$168,007	$39,653
168	City Manager		Larkspur	12,655	Marin County	$266,968	$87,980
169	City Manager		Carpinteria	12,744	Santa Barbara County	$261,271	$60,814
170	City Manager		Marysville	12,752	Yuba County	$191,807	$32,740
171	City Manager		Grand Terrace	12,771	San Bernardino County	$244,579	$39,030
172	City Manager		Solana Beach	12,887	San Diego County	$290,943	$63,077
173	City Manager		Palos Verdes Estates	12,974	Los Angeles County	$130,486	$26,042
174	Interim City Manager		Palos Verdes Estates	12,974	Los Angeles County	$64,214	$0
175	City Manager		Palos Verdes Estates	12,974	Los Angeles County	$48,652	$12,656
176	City Manager		Kingsburg	13,042	Fresno County	$209,917	$38,378
177	Interim City Manager		California City	13,079	Kern County	$35,308	$0
178	City Manager		California City	13,079	Kern County	$28,891	$1,672
179	City Manager		Auburn	13,218	Placer County	$203,647	$34,992
180	City Manager		Auburn	13,218	Placer County	$120,783	$16,398
181	Interim City Manager		Auburn	13,218	Placer County	$78,358	$0
182	City Manager/Executive		Emeryville	13,314	Alameda County	$272,500	$22,005
183	City Manager		Grass Valley	13,400	Nevada County	$251,401	$67,134
184	City Manager		Hawaiian Gardens	13,560	Los Angeles County	$235,057	$64,295
185	City Manager		Mill Valley	13,635	Marin County	$264,474	$68,328
186	City Manager		McFarland	13,965	Kern County	$184,539	$17,814
187	City Manager		King City	14,216	Monterey County	$211,048	$59,284
188	Interim City Manager		Livingston	14,286	Merced County	$166,449	$30,553
189	City Manager		Livingston	14,286	Merced County	$161,307	$16,546
190	City Manager		Red Bluff	14,300	Tehama County	$179,218	$48,950
191	City Manager		Parlier	14,368	Fresno County	$152,120	$30,173
192	City Manager		Pacific Grove	14,966	Monterey County	$373,487	$19,901
193	Interim City Manager		Pacific Grove	14,966	Monterey County	$23,158	$0
194	City Manager		La Palma	15,071	Orange County	$266,740	$29,494
195	City Administrator/City		Ripon	15,741	San Joaquin County	$229,823	$65,052
196	City Manager		Artesia	16,019	Los Angeles County	$231,131	$33,396
197	1000 City Manager		Ukiah	16,108	Mendocino County	$281,755	$63,807
198	City Manager		Clearlake	16,553	Lake County	$209,804	$46,420
199	Town Manager		Truckee	16,778	Nevada County	$228,192	$85,155
200	Town Manager		Moraga	16,784	Contra Costa County	$264,347	$0
201	Town Manager		Moraga	16,784	Contra Costa County	$251,498	$56,712
202	City Manager		El Segundo	16,964	Los Angeles County	$326,041	$54,795
203	City Manager		Rancho Mirage	16,992	Riverside County	$341,771	$63,913
204	City Manager		Fillmore	17,061	Ventura County	$252,785	$33,703
205	City Manager	Human Resources	Coalinga	17,107	Fresno County	$190,480	$56,895
206	City Manager		Laguna Woods	17,148	Orange County	$207,257	$32,458
207	City Manager		Kerman	17,256	Fresno County	$181,542	$31,873

208	City Clerk	City Manager	Blythe	17,378	Riverside County	$171,283	$58,051
209	City Manager Interim		Arroyo Grande	17,941	San Luis Obispo County	$231,875	$47,214
210	City Manager		Arroyo Grande	17,941	San Luis Obispo County	$180,240	$26,940
211	City Administrator		Oroville	18,129	Butte County	$184,017	$30,773
212	Interim City		Oroville	18,129	Butte County	$1,013	$0
213	City Manager		Pinole	18,192	Contra Costa County	$403,027	$33,428
214	Police Chief	City Manager	Pinole	18,192	Contra Costa County	$295,304	$45,222
215	City Manager		Arcata	18,540	Humboldt County	$211,616	$50,859
216	City Manager		Santa Fe Springs	18,640	Los Angeles County	$127,890	$1,365
217	Interim City Manager		Santa Fe Springs	18,640	Los Angeles County	$120,290	$0
218	City Manager		Santa Fe Springs	18,640	Los Angeles County	$118,993	$23,828
219	City Administrator		Chowchilla	18,930	Madera County	$219,993	$13,532
220	City Manager		Hermosa Beach	19,088	Los Angeles County	$301,535	$37,097
221	City Manager		Orinda	19,191	Contra Costa County	$263,795	$64,672
222	City Manager		Dixon	19,403	Solano County	$295,562	$175,017
223	City Manager		South El Monte	19,441	Los Angeles County	$206,961	$24,844
224	City Manager	Finance Director	Arvin	19,651	Kern County	$214,519	$64,000
225	City Manager		Agoura Hills	19,841	Los Angeles County	$312,141	$84,665
226	City Manager		La Canada Flintridge	20,048	Los Angeles County	$188,186	$21,291
227	City Manager		La Canada Flintridge	20,048	Los Angeles County	$125,610	$16,404
228	City Manager		Lomita	20,320	Los Angeles County	$246,349	$72,395
229	City Manager		Albany	20,325	Alameda County	$314,403	$65,992
230	City Manager		Greenfield	20,561	Monterey County	$285,051	$36,980
231	City Manager		South Lake Tahoe	20,790	El Dorado County	$220,736	$66,658
232	City Manager		Port Hueneme	20,916	Ventura County	$299,433	$4,229
233	City Manager		Port Hueneme	20,916	Ventura County	$241,874	$36,502
234	City Manager		Coronado	21,589	San Diego County	$276,930	$65,470
235	Town Manager		Yucca Valley	21,594	San Bernardino County	$257,334	$63,110
236	City Manager		Corcoran	21,633	Kings County	$193,998	$50,859
237	City Manager		American Canyon	21,758	Napa County	$273,159	$56,056
238	City Manager		Imperial	22,141	Imperial County	$209,078	$15,014
239	City Manager		Cudahy	22,210	Los Angeles County	$224,560	$25,679
240	1100 City Manager		Shafter	22,226	Kern County	$242,205	$20,311
241	City Manager		Laguna Beach	22,449	Orange County	$514,080	$37,681
242	Interim City Manager		Laguna Beach	22,449	Orange County	$71,000	$0
243	City Manager		Marina	22,695	Monterey County	$282,164	$32,078
244	City Manager		Calabasas	22,742	Los Angeles County	$276,092	$71,153
245	City Manager		Oakdale	23,008	Stanislaus County	$250,117	$62,947
246	City Manager		Millbrae	23,093	San Mateo County	$295,466	$42,925
247	City Manager		San Fernando	23,643	Los Angeles County	$257,925	$69,511
248	City Manager		Duarte	23,656	Los Angeles County	$222,137	$53,233
249	City Manager		Duarte	23,656	Los Angeles County	$118,707	$18,787
250	Management Aide - City		Duarte	23,656	Los Angeles County	$66,521	$14,821
251	City Manager		Seal Beach	24,350	Orange County	$332,093	$71,085
252	City Manager		Selma	24,371	Fresno County	$228,749	$38,645
253	City Manager		Maywood	24,451	Los Angeles County	$196,677	$70,124
254	City Manager		Barstow	24,669	San Bernardino County	$264,327	$22,664
255	City Manager		Patterson	24,790	Stanislaus County	$254,410	$51,640
256	City Manager		Lafayette	24,808	Contra Costa County	$295,400	$83,713
257	City Manager	Public Works	Loma Linda	24,965	San Bernardino County	$291,226	$48,255
258	City Manager		Riverbank	25,006	Stanislaus County	$199,099	$60,220
259	City Manager		Norco	25,068	Riverside County	$243,512	$145,664
260	City Manager		Twentynine Palms	25,346	San Bernardino County	$217,891	$36,044
261	Interim City Manager		Twentynine Palms	25,346	San Bernardino County	$29,929	$0
262	Town Manager		Windsor	25,394	Sonoma County	$220,880	$57,870
263	Retired Town Manager		Windsor	25,394	Sonoma County	$21,374	$2,783
264	City Manager		Dinuba	25,573	Tulare County	$195,857	$51,226
265	City Manager		Reedley	25,653	Fresno County	$240,657	$57,585
266	City Manager		El Cerrito	25,700	Contra Costa County	$241,080	$40,382
267	City Manager		Galt	25,785	Sacramento County	$213,517	$25,050
268	City Manager		Hercules	26,063	Contra Costa County	$271,116	$43,013
269	City Manager		Eureka	26,073	Humboldt County	$196,791	$43,483
270	City Manager		Imperial Beach	26,096	San Diego County	$259,959	$56,291
271	City Manager		Imperial Beach	26,096	San Diego County	$125,353	$12,652
272	City Manager		South Pasadena	26,270	Los Angeles County	$253,393	$51,693
273	City Manager		Sanger	26,357	Fresno County	$151,916	$33,771
274	City Manager		Lemoore	26,855	Kings County	$180,805	$50,865
275	City Manager		Belmont	26,931	San Mateo County	$356,512	$67,761
276	City Manager		Soledad	26,966	Monterey County	$145,401	$16,499
277	Interim City Manager		Soledad	26,966	Monterey County	$63,652	$0

278	City Manager		Soledad	26,966	Monterey County	$49,057	$332
279	City Manager		Wasco	27,028	Kern County	$216,685	$46,516
280	City Manager		Monterey	27,106	Monterey County	$267,391	$56,969
281	City Manager		Lemon Grove	27,568	San Diego County	$192,958	$28,822
282	City Manager		Walnut	27,867	Los Angeles County	$252,471	$53,506
283	City Manager		Ridgecrest	27,940	Kern County	$240,370	$32,086
284	City Manager		Brawley	28,345	Imperial County	$167,028	$43,840
285	City Manager		Suisun City	28,840	Solano County	$523,926	$51,942
286	City Manager		East Palo Alto	29,078	San Mateo County	$211,485	$36,482
287	City Manager		San Carlos	29,420	San Mateo County	$424,881	$90,507
288	City Manager		Seaside	30,197	Monterey County	$254,693	$53,680
289	City Manager		Atascadero	30,279	San Luis Obispo County	$309,403	$46,771
290	City Manager		Atascadero	30,279	San Luis Obispo County	$116,512	$47,534
291	City Manager		Laguna Hills	30,315	Orange County	$287,581	$88,151
292	City Manager		Burlingame	30,513	San Mateo County	$277,585	$49,570
293	City Manager		Saratoga	30,819	Santa Clara County	$306,944	$80,220
294	City Manager		Lawndale	30,855	Los Angeles County	$211,094	$33,903
295	City Manager		El Paso De Robles	30,907	San Luis Obispo County	$240,992	$42,699
296	City Manager		San Pablo	31,088	Contra Costa County	$295,932	$73,958
297	City Manager		Banning	31,213	Riverside County	$241,146	$33,996
298	City Manager		Los Altos	31,255	Santa Clara County	$319,118	$38,948
299	City Manager		Santa Paula	31,355	Ventura County	$239,129	$35,448
300	City Manager		Atwater	31,397	Merced County	$223,798	$45,061
301	City Manager		La Verne	31,697	Los Angeles County	$235,402	$29,621
302	Interim City Manager		La Verne	31,697	Los Angeles County	$543	$0
303	City Manager		Beverly Hills	31,806	Los Angeles County	$477,790	$152,338
304	City Manager		Beverly Hills	31,806	Los Angeles County	$342,919	$5,529
305	City Manager		Goleta	32,515	Santa Barbara County	$312,440	$50,794
306	City Manager		Foster City	32,581	San Mateo County	$361,982	$62,097
307	City Manager		Dana Point	32,596	Orange County	$295,539	$62,930
308	City Manager		Desert Hot Springs	32,654	Riverside County	$189,970	$34,953
309	City Manager		Desert Hot Springs	32,654	Riverside County	$28,581	$3,739
310	City Manager		Menlo Park	33,140	San Mateo County	$300,377	$48,694
311	Town Manager		Los Gatos	33,230	Santa Clara County	$275,349	$42,803
312	City Manager		Bell	33,301	Los Angeles County	$225,021	$66,713
313	City Manager		Pleasant Hill	33,352	Contra Costa County	$328,628	$27,134
314	City Manager		Pleasant Hill	33,352	Contra Costa County	$248,454	$58,319
315	City Manager		San Dimas	33,920	Los Angeles County	$272,204	$50,157
316	City Manager		Manhattan Beach	34,195	Los Angeles County	$305,724	$46,856
317	City Manager		San Juan Capistrano	34,992	Orange County	$312,318	$68,827
318	City Manager		West Hollywood	35,075	Los Angeles County	$371,970	$82,767
319	City Manager		Moorpark	35,114	Ventura County	$268,161	$90,237
320	City Manager		Temple City	35,975	Los Angeles County	$216,478	$44,127
321	City Manager		Adelanto	36,131	San Bernardino County	$251,120	$24,854
322	City Manager		Wildomar	36,327	Riverside County	$289,525	$67,680
323	2011 City Manager		Martinez	36,439	Contra Costa County	$267,540	$80,422
324	2011 City Manager		Martinez	36,439	Contra Costa County	$224,608	$15,370
325	City Manager		Lathrop	37,033	San Joaquin County	$324,075	$61,358
326	City Manager		Pacifica	37,062	San Mateo County	$273,252	$79,062
327	City Manager		Montclair	37,211	San Bernardino County	$335,557	$98,305
328	City Manager		La Puente	37,459	Los Angeles County	$255,126	$34,074
329	City Manager		Claremont	37,686	Los Angeles County	$287,623	$42,656
330	City Manager		Monrovia	38,087	Los Angeles County	$260,145	$42,751
331	City Manager		La Quinta	38,370	Riverside County	$262,326	$63,494
332	City Manager		Bell Gardens	38,381	Los Angeles County	$281,527	$65,996
333	City Manager		San Gabriel	38,613	Los Angeles County	$253,058	$42,968
334	City Manager		Calexico	39,262	Imperial County	$178,802	$36,329
335	City Manager		Culver City	40,213	Los Angeles County	$380,560	$51,656
336	City Manager		Stanton	40,297	Orange County	$260,133	$42,248
337	City Manager		Rancho Palos Verdes	40,919	Los Angeles County	$276,506	$55,452
338	City Manager		San Bruno	42,152	San Mateo County	$223,079	$41,664
339	City Manager		San Bruno	42,152	San Mateo County	$129,836	$22,884
340	Town Manager		Danville	42,567	Contra Costa County	$301,939	$124,631
341	City Manager		Hollister	42,872	San Benito County	$306,275	$15,977
342	City Manager		Hollister	42,872	San Benito County	$246,009	$57,456
343	City Manager		Campbell	43,095	Santa Clara County	$350,231	$81,216
344	City Manager		Coachella	43,173	Riverside County	$255,038	$34,264
345	135 City Manager		Lompoc	43,610	Santa Barbara County	$249,926	$24,239
346	City Manager		Palm Springs	43,791	Riverside County	$297,125	$107,305
347	1100 City Manager		Rohnert Park	43,821	Sonoma County	$308,881	$62,185

348	1100 City Manager		Rohnert Park	43,821	Sonoma County	$170,025	$9,768
349	City Manager		El Centro	44,952	Imperial County	$217,404	$28,140
350	City Manager		Oakley	45,736	Contra Costa County	$272,752	$89,101
351	City Manager		Rancho Santa Margarita	46,305	Orange County	$308,433	$27,499
352	City Manager		Morgan Hill	46,384	Santa Clara County	$363,837	$68,318
353	City Manager		Newark	46,635	Alameda County	$319,655	$191,683
354	City Manager		Los Banos	47,419	Merced County	$5,247	$0
355	City Manager		Brea	47,725	Orange County	$336,131	$61,660
356	City Manager		Cerritos	47,806	Los Angeles County	$232,396	$69,814
357	City Manager		Cerritos	47,806	Los Angeles County	$203,094	$66,615
358	City Manager		La Mirada	48,077	Los Angeles County	$260,532	$81,211
359	City Manager		San Luis Obispo	48,684	San Luis Obispo County	$297,251	$38,608
360	City Manager		Poway	49,273	San Diego County	$317,539	$81,386
361	City Manager		Ceres	49,319	Stanislaus County	$200,389	$20,779
362	City Manager		Ceres	49,319	Stanislaus County	$117,101	$1,842
363	City Manager		Cypress	49,345	Orange County	$332,669	$61,865
364	City Manager		Azusa	49,420	Los Angeles County	$321,054	$77,450
365	City Manager		Aliso Viejo	50,068	Orange County	$365,288	$84,962
366	City Manager/Exec Dir		Covina	50,485	Los Angeles County	$287,635	$28,115
367	City Manager		Rosemead	50,541	Los Angeles County	$259,421	$8,918
368	City Manager		Palm Desert	50,889	Riverside County	$320,346	$81,848
369	City Manager		Cathedral City	50,911	Riverside County	$255,678	$61,068
370	City Manager		Watsonville	51,032	Santa Cruz County	$244,104	$45,160
371	City Manager		Novato	51,140	Marin County	$300,619	$51,671
372	Interim City Manager		Novato	51,140	Marin County	$214,516	$40,340
373	City Manager		Glendora	51,209	Los Angeles County	$322,781	$60,889
374	City Manager		Paramount	52,153	Los Angeles County	$276,496	$87,444
375	City Administrator		Placentia	52,226	Orange County	$396,799	$74,182
376	City Manager		Delano	52,484	Kern County	$338,356	$105,875
377	City Manager		Colton	52,778	San Bernardino County	$262,475	$32,869
378	City Manager		Huntington Park	53,219	Los Angeles County	$220,903	$57,278
379	City Manager		Lincoln	53,231	Placer County	$254,866	$38,958
380	City Manager		Diamond Bar	53,335	Los Angeles County	$293,698	$67,898
381	City Manager		San Jacinto	53,538	Riverside County	$275,118	$63,490
382	City Manager		Yucaipa	53,810	San Bernardino County	$311,043	$6,402
383	City Manager		Yucaipa	53,810	San Bernardino County	$209,287	$55,739
384	City Manager		West Sacramento	54,278	Yolo County	$282,047	$69,391
385	City Manager		Highland	55,676	San Bernardino County	$273,760	$68,205
386	City Manager		Arcadia	55,783	Los Angeles County	$331,826	$70,986
387	City Manager		Fountain Valley	56,333	Orange County	$267,622	$50,201
388	City Manager		Beaumont	57,416	Riverside County	$261,940	$60,122
389	City Manager		Petaluma	58,445	Sonoma County	$247,693	$41,756
390	City Manager		National City	58,555	San Diego County	$334,953	$20,167
391	City Manager		National City	58,555	San Diego County	$178,568	$19,253
392	City Manager		National City	58,555	San Diego County	$171,267	$27,808
393	City Manager		Santee	59,195	San Diego County	$268,932	$55,193
394	City Manager		Hanford	59,286	Kings County	$237,085	$31,471
395	City Manager		Monterey Park	59,347	Los Angeles County	$242,985	$25,696
396	City Manager		Cupertino	59,471	Santa Clara County	$323,954	$58,790
397	City Manager		San Rafael	59,585	Marin County	$294,590	$181,965
398	City Manager		San Rafael	59,585	Marin County	$217,817	$114,074
399	City Manager		Gardena	60,028	Los Angeles County	$320,336	$80,243
400	City Manager		La Mesa	60,620	San Diego County	$284,100	$71,862
401	City Manager		Woodland	60,672	Yolo County	$315,828	$57,818
402	City Manager		Pico Rivera	60,820	Los Angeles County	$373,252	$34,684
403	City Manager		La Habra	60,901	Orange County	$285,706	$72,416
404	City Manager		Encinitas	61,028	San Diego County	$294,517	$82,381
405	2001 City Administrator		Gilroy	61,033	Santa Clara County	$321,145	$57,501
406	City Manager		Montebello	61,930	Los Angeles County	$403,850	$57,430
407	City Manager		Montebello	61,930	Los Angeles County	$16,522	$2,035
408	City Manager		San Clemente	62,297	Orange County	$276,384	$41,177
409	Interim City Manager		San Clemente	62,297	Orange County	$28,211	$0
410	City Manager		Santa Cruz	62,776	Santa Cruz County	$300,314	$43,595
411	City Manager		Porterville	62,934	Tulare County	$191,671	$25,217
412	City Manager		Porterville	62,934	Tulare County	$166,591	$21,782
413	City Manager		Laguna Niguel	64,291	Orange County	$311,706	$37,111
414	Interim City Manager		South San Francisco	64,601	San Mateo County	$380,057	$31,211
415	City Manager		South San Francisco	64,601	San Mateo County	$20,888	$1,263
416	City Manager		Brentwood	64,811	Contra Costa County	$319,769	$61,066
417	City Manager		Davis	65,054	Yolo County	$325,008	$58,923

418	City Manager		Yorba Linda	66,087	Orange County	$310,576	$78,904
419	City Manager		Lynwood	66,271	Los Angeles County	$324,232	$168,704
420	City Manager		Union City	66,432	Alameda County	$333,728	$69,069
421	City Manager		Lodi	66,492	San Joaquin County	$270,204	$37,116
422	City Manager		Madera	66,560	Madera County	$204,946	$32,717
423	City Manager		Palo Alto	67,973	Santa Clara County	$413,330	$205,471
424	City Manager		Redondo Beach	68,239	Los Angeles County	$312,346	$74,432
425	City Manager		Eastvale	68,884	Riverside County	$265,707	$42,566
426	City Manager		Camarillo	69,014	Ventura County	$324,593	$94,757
427	City Manager		Walnut Creek	69,433	Contra Costa County	$311,738	$63,679
428	City Manager		Yuba City	70,256	Sutter County	$234,981	$50,899
429	City Manager		Tulare	70,799	Tulare County	$232,522	$14,067
430	City Manager		Turlock	71,273	Stanislaus County	$243,880	$29,652
431	City Manager		Lake Elsinore	71,452	Riverside County	$366,588	$57,205
432	City Manager		Rocklin	71,609	Placer County	$254,919	$92,666
433	City Manager		Redlands	72,696	San Bernardino County	$294,942	$88,420
434	City Manager		Dublin	72,917	Alameda County	$379,190	$64,369
435	Town Manager		Apple Valley	74,322	San Bernardino County	$318,391	$44,484
436	City Manager		Pittsburg	75,085	Contra Costa County	$305,233	$36,230
437	City Manager		Pleasanton	75,960	Alameda County	$322,975	$48,589
438	City Manager		Chino Hills	76,414	San Bernardino County	$374,337	$118,170
439	City Manager		Bellflower	76,990	Los Angeles County	$290,543	$78,482
440	Cm04 City Manager		Napa	77,174	Napa County	$307,661	$51,179
441	City Manager		Alameda	78,071	Alameda County	$299,842	$30,826
442	City Manager		Upland	78,285	San Bernardino County	$279,447	$67,538
443	City Manager		Tustin	78,844	Orange County	$340,087	$61,499
444	City Manager		Perris	79,311	Riverside County	$348,503	$71,348
445	City Manager		Lakewood	80,162	Los Angeles County	$322,829	$54,625
446	City Manager		Milpitas	81,773	Santa Clara County	$300,641	$49,109
447	City Manager		Milpitas	81,773	Santa Clara County	$254,959	$33,904
448	City Manager		Alhambra	81,811	Los Angeles County	$297,180	$51,121
449	A100 City Manager		Redwood City	81,863	San Mateo County	$390,980	$122,254
450	City Manager (New)		Rancho Cordova	82,109	Sacramento County	$279,958	$48,454
451	City Manager (Old)		Rancho Cordova	82,109	Sacramento County	$84,629	$921
452	City Manager		Newport Beach	82,419	Orange County	$334,758	$89,159
453	City Manager		San Ramon	82,525	Contra Costa County	$267,242	$67,398
454	City Manager		San Ramon	82,525	Contra Costa County	$144,349	$4,114
455	City Manager		Buena Park	82,689	Orange County	$290,301	$81,528
456	City Manager		Livermore	84,828	Alameda County	$327,434	$127,352
457	City Manager		Citrus Heights	85,554	Sacramento County	$274,315	$57,212
458	City Manager		Hawthorne	85,566	Los Angeles County	$258,959	$72,345
459	City Administrator		Santa Barbara	85,679	Santa Barbara County	$329,106	$58,423
460	City Manager		Mountain View	86,535	Santa Clara County	$388,690	$86,848
461	City Manager		Lake Forest	86,917	Orange County	$310,806	$54,572
462	City Manager		San Leandro	87,098	Alameda County	$339,313	$191,612
463	City Manager		Whittier	87,527	Los Angeles County	$289,476	$35,759
464	City Manager		Folsom	88,023	Sacramento County	$303,068	$155,930
465	City Manager		Westminster	89,490	Orange County	$279,514	$39,110
466	City Manager		Hemet	89,663	Riverside County	$239,844	$123,185
467	City Manager		Indio	90,680	Riverside County	$280,979	$75,323
468	City Manager		Manteca	90,917	San Joaquin County	$286,440	$22,153
469	City Manager		Mission Viejo	91,304	Orange County	$316,451	$49,012
470	City Manager		Merced	91,837	Merced County	$274,166	$39,475
471	City Manager		Merced	91,837	Merced County	$201,144	$17,810
472	City Manager		Carson	91,924	Los Angeles County	$394,925	$66,780
473	City Manager		Redding	92,446	Shasta County	$305,025	$54,103
474	City Manager		Chino	92,585	San Bernardino County	$319,930	$71,309
475	City Manager		South Gate	92,729	Los Angeles County	$337,738	$74,881
476	City Manager		South Gate	92,729	Los Angeles County	$16,499	$1,433
477	0025 City Manager		Santa Monica	92,912	Los Angeles County	$377,589	$61,692
478	City Manager		Compton	93,671	Los Angeles County	$264,639	$26,920
479	City Manager		Compton	93,671	Los Angeles County	$112,260	$164
480	City Manager		San Marcos	95,998	San Diego County	$283,146	$50,480
481	City Manager		San Marcos	95,998	San Diego County	$237,357	$53,155
482	City Manager		Tracy	96,609	San Joaquin County	$169,052	$28,839
483	City Manager		Vista	99,723	San Diego County	$457,312	$19,885
484	City Manager		Vista	99,723	San Diego County	$284,389	$88,380
485	City Manager		Hesperia	100,087	San Bernardino County	$392,301	$43,391
486	City Manager		Hesperia	100,087	San Bernardino County	$232,351	$88,089
487	City Manager		Norwalk	101,172	Los Angeles County	$364,200	$185,020

488	City Manager		Daly City	101,458	San Mateo County	$434,537	$79,272
489	City Manager		Vacaville	102,173	Solano County	$329,244	$33,008
490	City Manager		Rialto	103,097	San Bernardino County	$555,092	$6,706
491	City Manager		San Mateo	103,352	San Mateo County	$255,399	$25,189
492	City Manager		San Mateo	103,352	San Mateo County	$118,558	$22,839
493	City Manager		El Cajon	104,180	San Diego County	$334,052	$54,782
494	City Manager		Jurupa Valley	104,721	Riverside County	$242,732	$16,146
495	City Manager		Burbank	105,603	Los Angeles County	$348,895	$37,149
496	City Manager		Inglewood	106,065	Los Angeles County	$503,737	$117,537
497	City Manager		Inglewood	106,065	Los Angeles County	$47,647	$0
498	City Manager		El Monte	106,786	Los Angeles County	$320,465	$61,401
499	City Manager		San Buenaventura	107,569	Ventura County	$105,143	$32,477
500	City Manager		Temecula	108,700	Riverside County	$344,195	$190,748
501	City Manager		West Covina	109,105	Los Angeles County	$122,780	$12,490
502	City Manager		Murrieta	109,177	Riverside County	$351,930	$81,784
503	City Manager		Costa Mesa	109,423	Orange County	$382,675	$77,753
504	City Manager		Chico	109,589	Butte County	$213,079	$46,283
505	City Manager		Santa Maria	110,608	Santa Barbara County	$334,830	$60,828
506	City Manager		Downey	111,493	Los Angeles County	$226,927	$43,097
507	City Manager/Retiree		Downey	111,493	Los Angeles County	$193,390	$0
508	City Manager (Tra)		Downey	111,493	Los Angeles County	$34,274	$0
509	City Manager		Menifee	111,560	Riverside County	$358,297	$90,906
510	City Manager		Richmond	112,735	Contra Costa County	$356,156	$105,504
511	City Manager		Carlsbad	114,319	San Diego County	$380,742	$90,778
512	City Manager		Antioch	115,632	Contra Costa County	$169,946	$26,252
513	City Manager		Fairfield	120,339	Solano County	$311,981	$77,607
514	City Manager		Concord	121,513	Contra Costa County	$326,696	$87,239
515	City Manager		Vallejo	121,558	Solano County	$294,180	$48,336
516	City Manager		Thousand Oaks	122,643	Ventura County	$335,932	$100,902
517	City Manager		Simi Valley	124,029	Ventura County	$313,840	$60,633
518	1040 City Mgr.		Berkeley	125,327	Alameda County	$372,483	$139,440
519	City Manager		Clovis	126,133	Fresno County	$279,599	$80,607
520	City Manager		Santa Clara	132,048	Santa Clara County	$268,745	$34,762
521	City Manager		Santa Clara	132,048	Santa Clara County	$131,347	$23,208
522	City Manager		Victorville	138,202	San Bernardino County	$330,630	$60,891
523	City Manager		Orange	138,621	Orange County	$306,635	$47,990
524	City Manager		Pasadena	139,692	Los Angeles County	$429,131	$58,503
525	City Manager		Fullerton	140,311	Orange County	$257,150	$48,250
526	City Manager		Torrance	142,910	Los Angeles County	$375,994	$30,587
527	City Manager		Visalia	144,532	Tulare County	$249,140	$32,626
528	City Manager		Escondido	150,002	San Diego County	$322,072	$57,622
529	City Manager		Pomona	152,166	Los Angeles County	$584,525	$50,392
530	Interm City Manager		Pomona	152,166	Los Angeles County	$246,095	$21,516
531	City Manager		Roseville	154,329	Placer County	$344,911	$76,191
532	City Manager		Corona	156,615	Riverside County	$355,232	$64,283
533	City Manager		Sunnyvale	157,566	Santa Clara County	$429,201	$137,090
534	City Manager		Hayward	159,770	Alameda County	$381,431	$40,721
535	City Manager		Salinas	162,037	Monterey County	$498,594	$49,393
536	City Manager		Palmdale	166,055	Los Angeles County	$309,942	$76,587
537	City Manager		Garden Grove	171,024	Orange County	$307,566	$150,187
538	City Manager		Garden Grove	171,024	Orange County	$87,850	$28,973
539	City Manager		Oceanside	171,483	San Diego County	$311,138	$48,340
540	City Manager		Oceanside	171,483	San Diego County	$144,723	$10,902
541	City Manager		Lancaster	172,631	Los Angeles County	$362,738	$114,361
542	City Manager		Rancho Cucamonga	173,316	San Bernardino County	$369,268	$244,274
543	City Manager		Santa Rosa	174,890	Sonoma County	$304,414	$44,972
544	City Manager		Elk Grove	178,679	Sacramento County	$337,039	$80,578
545	City Manager	Ontario Housing	Ontario	181,224	San Bernardino County	$397,440	$87,700
546	City Manager		Glendale	191,586	Los Angeles County	$329,057	$152,009
547	City Manager		Huntington Beach	192,503	Orange County	$506,983	$49,388
548	Interim City		Huntington Beach	192,503	Orange County	$317,697	$37,132
549	City Manager		Oxnard	197,536	Ventura County	$362,301	$59,704
550	City Manager		Moreno Valley	207,146	Riverside County	$375,515	$66,412
551	City Manager		Fontana	214,223	San Bernardino County	$369,562	$99,216
552	City Manager		Modesto	217,862	Stanislaus County	$312,947	$66,835
553	City Manager (U)		San Bernardino	226,541	San Bernardino County	$212,891	$2,815
554	City Manager (U)		San Bernardino	226,541	San Bernardino County	$38,754	$5,985
555	City Manager		Fremont	229,250	Alameda County	$411,911	$95,213
556	City Manager		Santa Clarita	230,428	Los Angeles County	$356,767	$97,254
557	City Manager		Chula Vista	278,247	San Diego County	$335,655	$79,600

558	City Manager (Em)		Santa Ana	310,797	Orange County	$424,518	$81,189
559	City Manager		Irvine	314,550	Orange County	$411,082	$51,819
560	City Manager		Riverside	316,690	Riverside County	$355,725	$39,856
561	1101 City Manager		Stockton	317,204	San Joaquin County	$334,022	$81,321
562	City Manager		Anaheim	340,160	Orange County	$344,873	$46,112
563	City Manager		Bakersfield	411,109	Kern County	$240,003	$23,373
564	City Administrator		Oakland	425,093	Alameda County	$203,384	$91,204
565	City Administrator		Oakland	425,093	Alameda County	$138,301	$20,276
566	City Administrator		Oakland	425,093	Alameda County	$110,749	$41,724
567	City Administrator		Oakland	425,093	Alameda County	$42,180	$24,340
568	City Manager		Long Beach	458,813	Los Angeles County	$361,973	$140,509
569	Public Affairs Officer -		Long Beach	458,813	Los Angeles County	$156,555	$65,457
570	City Manager		Sacramento	520,407	Sacramento County	$593,240	$64,058
571	City Manager		Fresno	546,971	Fresno County	$281,035	$43,285
572	City Manager U		San Jose	969,491	Santa Clara County	$425,101	$79,215
573	Dir City Manager's		San Jose	969,491	Santa Clara County	$309,955	$31,493
574	Dir City Manager's		San Jose	969,491	Santa Clara County	$276,514	$78,145
575	Dir City Manager's		San Jose	969,491	Santa Clara County	$270,232	$12,050
576	City Administrative		Los Angeles	3,814,318	Los Angeles County	$372,980	$50,324

City Council Meeting **L. 2.**

DATE: 10/01/2024

TO: Honorable Mayor and City Council Members

SUBJECT: Consideration of Resolution No. 8636 Establishing an Interfund Loan from the General Fund to the Inclusionary Housing Fund in the amount of $1,500,000 (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. 8636 authorizing an interfund loan from the General Fund (101) to the Inclusionary Housing Fund (255) in the amount of $1,500,000 for a term not-to-exceed five (5) years.

RECOMMENDATION:

Staff recommends that Council adopt Resolution No. 8636 authorizing an interfund loan from the General Fund (101) to the Inclusionary Housing Fund (255) in the amount of $1,500,000 for a term not-to-exceed five (5) years.

DISCUSSION:

In December 2013, the City Council established an interfund loan policy, Resolution No. 7354. One of the stated purposes for an interfund loan was to offset the timing differences in cash flow.

In 2023, the City Council adopted Ordinance No. 2959, creating an Inclusionary Housing Program and adopted Resolution No. 8528, adopting a fee schedule for the Inclusionary Housing In-Lieu fee as an alternative means for developers to meet affordability requirements under the Program. The stated purpose of collecting an in-lieu fee was to fund the provision of affordable housing and to administer the Inclusionary Housing Program.

As of now, the Inclusionary Housing Fund has not collected revenue from in-lieu fees, but there are two residential development projects currently in the project pipeline that are anticipated to generate significant revenues for the Fund. The Biennial Budget for Fiscal Years 2025 and 2026 includes anticipated revenues of $1.8 million and $1.5 million, respectively, for the Inclusionary Housing Fund as adopted by Council.

The timing of this anticipated in-lieu fee revenue has created a cash flow gap for the Inclusionary Housing Fund as it is now presented with an opportunity to fund 50 affordable housing units through the Venue at Orange Apartments Project (Project). In order to construct the affordable housing units, the developer of the Venue at Orange Apartments has requested $1.5 million in funding assistance. This assistance would be structured as a forgivable loan from the Inclusionary Housing Fund to the developer of the Venue at Orange Apartments. The loan would have a 55-year duration. For each year of the loan term that follows issuance of a final certificate of occupancy, as long as the Project is compliant with the provisions of the loan agreement and affordability covenants, the principal amount of the loan and accrued interest shall be reduced by one-fifty-fifth (1/55).

Because the Inclusionary Housing Fund is currently without the moneys needed to provide this financial assistance and because the opportunity to fund affordable housing via an existing development project is rare, staff collaborated on the best way to provide bridge funding. If the City were to wait until the Inclusionary Housing Fund had sufficient balance to make this loan, the economic conditions determining the project feasibility could change such that the project cannot go forward with the same affordability structure. It was determined that an interfund loan from the General Fund to the Inclusionary Housing Fund was the most effective means of moving this affordable housing project forward, provided that the terms of the interfund loan abided by the policy and procedures set forth in the City's interfund loan policy.

These facts are the basis for the action recommended herein.

ALTERNATIVES:

Council may choose to reject, modify, or table this request for action.

STRATEGIC PLAN:

N/A

SUBMITTED BY:
Danielle Garcia, Management Services/Finance Director

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

REVIEWED BY:
Brian Desatnik, Development Services Director
Janice McConnell, Assistant City Manager

Fiscal Impact

Fiscal Year: FY 2025

Appropriation Required Y/N: No

Amount: $1,500,000

Discussion:

Approval of Resolution No. 8636 will create an advance to be recorded during the current fiscal year to the Inclusionary Housing Fund (Fund 255) of $1,500,000 and a corresponding advance receivable in the General Fund (Fund 101). The advance will be repaid to the General Fund as soon as revenue is earned in the Inclusionary Housing Fund from payment of in-lieu fees collected from private developers. The term of the interfund loan is not to exceed 5 years and interest shall be calculated at the end of each year using the average 4-quarter investment earnings from the Local Area Investment Fund (LAIF). No additional appropriation is required because these transactions are balance sheet items (assets & liabilities) rather than expenditures or revenues.

Attachments

Resolution No. 8636 - Interfund Loan General Fund to Inclusionary Housing Fund

Resolution No. 7354 (Reference)

Resolution No. 8528 (Reference)

RESOLUTION NO. 8636

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS APPROVING AN INTERFUND LOAN FROM THE GENERAL FUND TO THE INCLUSIONARY HOUSING FUND

WHEREAS, the City Council approved Resolution No. 7354 establishing an interfund loan policy effective December 17, 2013; and

WHEREAS, Resolution No. 7354 requires that interfund loans established after the effective date of the policy be approved by the City Council subsequent to review by the City Attorney and preparation of a resolution authorizing the loan, including specific loan terms, if applicable; and

WHEREAS, the City Council adopted Ordinance No. 2959 on July 5, 2023, adding Chapter 18.230 for an Inclusionary Housing Program that imposes income and affordability restrictions on new residential development for For-Sale and Rental Housing, including an alternative means of fulfilling inclusionary housing obligations through payment of an in-lieu fee; and

WHEREAS, the City Council adopted Resolution No. 8528 on December 19, 2023, establishing In-Lieu Fee Amounts for compliance with the City's Inclusionary Housing Program; and

WHEREAS, moneys in the Inclusionary Housing Fund shall be expended exclusively to provide housing affordable to Very Low-income, Low-income, and Moderate-income households in the City of Redlands, and administration and compliance monitoring of the Inclusionary Housing Program; and

WHEREAS, the Venue at Orange Apartments proposes to construct and maintain 50 housing units affordable to Very Low Income households alongside market rate units pursuant to the availability of financial assistance from the Inclusionary Housing Fund that will make provision of these affordable housing units financially feasible; and

WHEREAS, there is a gap in timing of cash flows for the Inclusionary Housing Fund, which depends on the In-Lieu Fees yet to be paid from existing residential developments that have yet to apply for building permits but which are expected to generate significant In-Lieu Fee revenue over the next two to five years; and

WHEREAS, the City-contracted consultant, Keyser Marston Associates, Inc. has prepared a financial gap analysis for the Venue at Orange Apartment Project and found a $1.59 million financial gap for the provision of the 50 units of affordable housing, consistent with the developer's request for financial assistance in the amount of $1.5 million in the form of a forgivable loan from the Inclusionary Housing Fund; and

WHEREAS, an interfund loan from the General Fund to the Inclusionary Housing Fund would bridge this gap in cash flows and enable the Inclusionary Housing Fund to contribute $1,500,000 in financial assistance requested by the Venue at Orange Apartment project;

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

Section 1. The City Council hereby approves a loan from the General Fund to the Inclusionary Housing Fund for a period not-to-exceed five (5) years in the amount of one million five hundred thousand dollars ($1,500,000) at an annual interest rate equal to the rolling four-quarter average interest rate earned by the Local Area Investment Fund to be charged at the end of the fiscal year on the amount of then-outstanding principal. The loan shall be made by an advance to be recorded to the Inclusionary Housing Fund in the current fiscal year.

Section 2. This Resolution is exempt from the California Environmental Quality Act Public Resources Code section 21000 et seq.) (" CEQA") pursuant to the State's CEQA Guidelines sub- section 15060(c)(2) because the adoption of this Resolution will not result in a direct or a reasonably foreseeable, indirect, physical change in the environment, and State CEQA Guidelines sub- sections 15378(b)(2) and (4), because the adoption of this Resolution, does not constitute a " project" under CEQA, and therefore review under CEQA is not required.

ADOPTED, SIGNED AND APPROVED this 1st day of October, 2024.

_____
Eddie Tejeda, Mayor

ATTEST:

_____
Jeanne Donaldson, City Clerk

I, Jeanne Donaldson, City Clerk of the City of Redlands, hereby certify that the foregoing resolution was adopted by the City Council at a regular meeting thereof held on the 1st day of October, 2024, by the following vote:

AYES:
NOES:
ABSTAINED:
ABSENT:

_____

Jeanne Donaldson, City Clerk

RESOLUTION NO. 7354

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS ESTABLISHING AN INTERFUND LOAN POLICY

WHEREAS, as part of City staff's continuing effort to enhance the fiscal and operational practices of the City, an Interfund Loan Policy has been developed and submitted to the City Council for review; and

WHEREAS, an interfund loan is defined as a loan from one City fund to another City fund for a specific purpose with a requirement for repayment; and

WHEREAS, the purpose for establishing an Interfund Loan Policy is to provide guidelines regarding the establishment, management, and repayment of interfund loans.

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

Section 1. The City Council hereby adopts the Interfund Loan Policy attached hereto as Exhibit "A."

ADOPTED, SIGNED AND APPROVED this 17th day of December, 2013.

Pete Aguilar, Mayor

ATTEST:

Sam Irwin, City Clerk

I, Sam Irwin, City Clerk of the City of Redlands, hereby certify that the foregoing resolution was adopted by the City Council at a regular meeting thereof held on the 17th day of December, 2013, by the following vote:

AYES: Councilmembers Harrison, Foster, Gardner, Gilbreath; Mayor Aguilar
NOES: None
ABSTAIN: None
ABSENT: None

Sam Irwin, City Clerk

EXHIBIT "A"

City of Redlands

POLICY & PROCEDURES

Subject:	**Interfund Loan Policy**	**Department: Finance**
Policy No.	**F-003-2013**	**Effective Date:**
Ordinance/Resolution No. 7354		**Approval Date:**

DEFINITION

Interfund loans are loans from one City fund to another City fund for a specific purpose with a requirement for repayment.

PURPOSE

The purpose of this policy is to provide guidelines regarding the establishment, management, and repayment of interfund loans.

INTERFUND LOAN POLICY

General

1.1 Interfund loans should be considered temporary or short-term borrowing of cash and may be made for the following reasons:
- To offset timing differences in cash flow
- To offset timing differences between expenditures and reimbursements, typically associated with grant funding
- To provide for advance spending for a capital project prior to securing project financing.
- For other needs as deemed appropriate by City Council.

1.2 The term of the interfund loan may continue over a period of more than one year, but must be "temporary" in the sense that no permanent diversion of the lending fund results from the failure to repay by the borrowing fund. Additionally, interfund loans should not hinder the accomplishment of any function or project for which the lending fund was established.

1.3 Interfund loans should not be used to solve ongoing structural budget problems.

Procedures

2.1 The establishment of Interfund loans requires coordination among several parties, including the department overseeing the funds that would provide or receive the loan, the Finance Department, and the City Attorney's Office. Interfund loans must be approved by the City Council.

2.2 The following procedures should be followed in establishing an interfund loan:

1) The department managing the borrowing fund should prepare a request of interfund loan. The request shall include amount requested, loan period, and monthly/annual payment plan. The department should analyze projected revenues and expenditures for the particular fund. The interfund loan request and supporting documentation should be forwarded to the Finance Department.
2) The Finance Department should provide information on the status of the funds providing and receiving the loan, potential funding options, and estimated loan and interest repayment calculation. Interfund loans should include an interest component that equals the investment earnings the providing fund would have received had the loan not occurred.
3) Documents prepared in 1 and 2 above should be forwarded to the City Attorney's Office to determine if there are legal restrictions associated with the use of the identified funding source for the interfund loan, and to prepare the resolution with the loan terms.

Repayment

3.1 Repayment of the loan is top priority of the borrowing fund once cash is available.

3.2 As part of the annual budget process, the Finance Department should ensure that the loan repayment is budgeted consistent with the loan terms.

3.3 If the borrowing fund continues to maintain negative cash balance for periods beyond the term of the loan, scheduled payments should be postponed until the fund has a positive cash balance. Interest should continue to accrue and be added to the principal of the loan.

3.4 If the borrowing fund is an operating fund, it must maintain positive cash balance of at least 10% of its operating expense/expenditure budget to be able to repay the loan; excess cash balance (over the 10%) should be used to make scheduled payments and catch-up payments.

Modification

4.1 Modification of loan term, interest rate, and/or repayment schedule of an interfund loan should be approved by unanimous vote of the City Council.

RESOLUTION NO. 8528

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS ADOPTING A FEE SCHEDULE FOR THE INCLUSIONARY HOUSING IN-LIEU FEE PURSUANT TO ORDINANCE NO. 2959

WHEREAS, on July 5th, 2023, the City Council of the City of Redlands adopted Ordinance No. 2959 to add Chapter 18.230 to the Redlands Municipal Code relating to Inclusionary Housing; and

WHEREAS, as backup to Ordinance No. 2959, the City Council received a Policy Recommendation report dated January 23, 2023 and a Supplemental In-lieu Fee Analysis Memorandum from Keyser Marston Associates (KMA) which include analyses pertaining to the City's methodology for calculating the payment of Inclusionary Housing fees; and

WHEREAS, an Updated In-lieu Fee Analysis dated October 28, 2023 was prepared by KMA and distributed to the City Council as part of the agenda packet for the December 19, 2023 meeting; and

WHEREAS, Ordinance No. 2959 enhances the public welfare by requiring certain housing developments provide affordable units or comply with alternative means to promote the City's legislative policy of ensuring the development of affordable housing;

WHEREAS, Ordinance No. 2959 authorizes an alternative means of compliance whereby a developer may pay an in-lieu fee if the housing development consists of for-sale or rental units, and for any fractional unit that is determined when calculating the total number of inclusionary units required; and

WHEREAS, for a rental housing development with greater than 22 units, Ordinance No. 2959 requires City Council approval of a developer's request to pay an in-lieu fee, and to approve such a request the City Council must find that providing the affordable units in the development would create an unreasonable economic hardship due to such factors as project size, site constraints, and/or excessively large affordability gaps; and

WHEREAS, the amount of the in-lieu fee pursuant to Ordinance No. 2959 must be established by City Council resolution in a noticed public hearing; and

WHEREAS, the notice of the public hearing on December 19, 2023 was published in a newspaper of general circulation on December 8, 2023.

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

The above recitals are true and correct and are incorporated herein.

Section 1. The Inclusionary Housing In-lieu Fee shall be as set forth in Attachment A to this resolution.

Section 2. If, in computing the total number of Inclusionary Units required in a Residential Development, there is a fractional unit required, the in-lieu fee for the fractional unit shall be as set forth in Attachment B to this resolution.

ADOPTED, SIGNED AND APPROVED this 19th day of December, 2023.

Eddie Tejeda, 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 19th day of December 2023, by the following vote:

AYES:	Councilmembers Barich, Davis, Guzman-Lowery, Saucedo; Mayor Tejeda
NOES:	None
ABSENT:	None
ABSTAINED:	None

Jeanne Donaldson, City Clerk

Attachment A

In-lieu Fee Payment Schedules Per Square Foot of Total Leasable or Saleable Area in Project		
# of Units	Ownership Housing Developments	Apartment Developments
10	$0.70	$1.39
11	$1.40	$2.78
12	$2.10	$4.18
13	$2.80	$5.57
14	$3.50	$6.96
15	$4.20	$8.35
16	$4.90	$9.75
17	$5.60	$11.14
18	$6.30	$12.53
19	$7.00	$13.92
20	$7.70	$15.32
21	$8.40	$16.71
22 or more	$9.10	$18.10

Attachment B

Fractional In-lieu Fee Payment Calculations Measured Per Square Foot of the Leasable Area of One Unit in an Apartment Complex		
Affordability Gap Per Inclusionary Unit		$171,900
Average Unit Size (Square Feet of Leasable Area)		973
In-lieu Fee Per Square Foot of One Unit		$176.80
Fraction	Fractional In-lieu Fee: Per Square Foot of One Unit	Total Fractional In-lieu Fee: Apartment Development
0.10	$17.70	$17,210
0.20	$35.40	$34,430
0.30	$53.00	$51,540
0.40	$70.00	$68,760
0.50	$88.40	$85,970
0.60	$106.10	$103,180
0.70	$123.80	$120,400
0.80	$141.40	$137,510
0.90	$159.10	$154,720
1.00	$176.80	$171,940

Fractional In-lieu Fee Payment Calculations Measured Per Square Foot of the Saleable Area of One Unit in an Ownership Housing Development		
Affordability Gap Per Inclusionary Unit		$442,000
Average Unit Size (Square Feet of Saleable Area)		2430
In-lieu Fee Per Square Foot of One Unit		$181.90
Fraction	Fractional In-lieu Fee: Per Square Foot of One Unit	Total Fractional In-lieu Fee: Apartment Development
0.10	$18.20	$44,230
0.20	$36.40	$88,450
0.30	$54.60	$132,680
0.40	$72.80	$176,900
0.50	$91.00	$221,130
0.60	$109.10	$265,110
0.70	$127.30	$309,340
0.80	$145.50	$353,570
0.90	$163.70	$397,790
1.00	$181.90	$442,020

City Council Meeting **L. 3.**

DATE: 10/01/2024

TO: Honorable Mayor and City Council Members

SUBJECT: Consideration of a Memorandum of Understanding Regarding Planning and Funding of the Santa Ana Wash Wildland Trails, and Mutual Covenant (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 approve the Memorandum of Understanding (MOU) Regarding Planning and Funding of the Santa Ana Wash Wildland Trails.

RECOMMENDATION:

Staff recommends the City Council approve the MOU Regarding Planning and Funding of the Santa Ana Wash Wildland Trails between the City of Highland, the City of Redlands and the San Bernardino Valley Water Conservation District, Robertson's Ready Mix, and Cemex Materials Pacific, LLC.

DISCUSSION:

The Wash Plan Habitat Conservation Plan (Wash Plan HCP) is a regional land use concept that permits and relocates a series of sand and gravel mining lease areas to locations adjacent to existing mining, and creates a habitat preserve per the requirement of these permits for a number of regional land use projects, called "Covered Activities." The Wash Plan HCP has received federal approval and is in the process of obtaining permits from the California Department of Fish and Wildlife. The San Bernardino Valley Water Conservation District (Conservation District) is implementing the Wash Plan HCP to allow the development, expansion, and maintenance of facilities for both municipal and commercial entities within the Wash Plan HCP area, including those of the City, while providing protected habitat for multiple Federal and State protected

species that are found within the Wash Plan HCP area.

The Trails MOU focuses on wildland trails that fall on Conservation District property, is proposed with a twenty (20) year term, and defines the respective parties' roles in permitting and allowing public access to the wildland trails over time. It designates the Conservation District as the lead agency for any environmental review or permitting that may be required apart from that already completed for the Wash Plan HCP, as well as the lead implementing and operating agency for the wildland trails.

In November 2016, the Conservation District approved the Wash Plan Trails Master Plan (Trails Plan), which describes a network of expanded trails and recreational opportunities, including: approximately twenty-three (23) miles of trails joining the existing trail networks in Highland and Redlands. The 4,500-acre Santa Ana River Wash provides a large, unique open space area supporting both natural habitat and recreational opportunities for residents of the area. One of the activities of the Wash Plan HCP is the development of a trail system for pedestrians and cyclists within the Wash Plan Preserve, located north of the Santa Ana River, on land primarily owned by the Conservation District in the cities of Highland and Redlands. (Exhibits A & B)

The Conservation District's implementation of the Wash Plan HCP is now proceeding to a point where trail development can begin. The City of Highland has already adopted this MOU and the Conservation District has informed Robertson’s Ready Mix, and Cemex Materials Pacific, LLC (jointly referred to as the "Miners") of the pending MOU adoption by the city. The MOU specifies funding contributions, including a one-third share contribution from the Conservation District and each Miner will contribute a one-third share from fees collected by the city or, unless otherwise mutually agreed upon, the Conservation District will directly invoice the Miners.

ALTERNATIVES:

City Council may elect not to approve the action and provide alternative direction to staff.

STRATEGIC PLAN:

Not applicable.

SUBMITTED BY:
Brian Desatnik, Development Services Director

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

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

PREPARED BY:
Tricia Munoz, Development Services/Management Analyst

Fiscal Impact

Discussion:

There is no impact on the General Fund for the construction or operations of trails within the Upper Santa Ana River Wash Plan. The subject MOU specifies funding contributions from the San Bernardino Valley Water Conservation District and from the mining operators through their respective Conditional Use Permits (CUP) for areas permitted for mining under the CUP 948 - Silt Pond Quarry: RRM, Condition No. E.32 (MMP REC-01, REC-02 and REC-3); CUP 949 - East Quarry South: RRM, Condition No. E.32 (MMP REC-01, REC-02, and REC-3); CUP 950 - East Quarry North: Cemex, Condition No. E.32 (MMP REC-01, REC-02, and REC-3); CUP 951 - West Quarry: Cemex, Condition No. E.32 (MMP REC-01, REC-02, and REC-3); CUP 952 - Alabama Street Quarry: Cemex, Condition No. E.32 (MMP REC-01, REC-02, and REC-3); and CUP 964 - Plunge Creek Quarry: RRM, Condition No. E.32 (MMP REC-01, REC-02 and REC-3). The trails infrastructure improvement costs are estimated to be $200,000, and the annual operating and maintenance costs are estimated to be $84,000.

Attachments

Five Party Trails Funding Agreement

Exhibit "A" Planned Trails and Existing Local Trails and Connections

Exhibit "B" Planned Wildland Trails

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

San Bernardino Valley Water Conservation District
1630 West Redlands Boulevard, Suite A
Redlands, CA 92373-8032

Attention: General Manager

FREE RECORDING REQUESTED
UNDER GOVERNMENT CODE
SECTION 6103

(Space Above For Recorder's Use)

Memorandum of Understanding re Planning and Funding of Santa ana Wash Wildland Trails and Mutual Covenant

by and between the City of Highland, the City of Redlands, the San Bernardino Valley Water Conservation District, Robertson's Ready Mix, and Cemex Materials Pacific, LLC

RECITALS

This "MEMORANDUM OF UNDERSTANDING RE PLANNING AND FUNDING OF SANTA ANA WASH WILDLAND TRAILS AND MUTUAL COVENANT" ("MOU") is entered into this 1st day of October 2024 ("Effective Date"), by and between the CITY OF HIGHLAND, "(Highland"), the CITY OF REDLANDS ("Redlands"), the SAN BERNARDINO VALLEY WATER CONSERVATION DISTRICT ("District"), ROBERTSON'S READY MIX ("RRM"), AND CEMEX MATERIALS PACIFIC, LLC. ("Cemex"). Highland and Redlands are sometimes referred to collectively hereunder as "Cities." RRM and Cemex are sometimes referred to collectively hereunder as "Miners." This MOU is entered into in consideration of all the following:

RECITALS:

WHEREAS, Cities are both municipal corporations, and general law cities in the State of California. As such, Cities have the statutory authority to set aside, improve, operate, and maintain property for public recreational purposes, including trails. This authority draws from, *inter alia,* Government Code section 66477, and common law municipal powers.

WHEREAS, District is a California Water Conservation District duly formed and existing under Water Code sections 74000 et seq. District has as its primary purpose the capture, spread, and recharge of water, both native and imported, over groundwater recharge facilities it owns, operates, and leases, and the stewardship of lands for compatible water supply and quality, mineral production, and the preservation of sensitive habitats.

WHEREAS, RRM is a Limited Partnership, and CEMEX MATERIALS PACIFIC is a California Limited Liability Corporation. Both Miners hold Conditional Use Permits from the Cities, consisting of the following:

For City of Redlands:

CUP 948 - Silt Pond Quarry: RRM
CUP 949 - East Quarry South: RRM
CUP 950 - East Quarry North: Cemex
CUP 951 - West Quarry: Cemex
CUP 952 - Alabama Street Quarry: Cemex
CUP 964 - Plunge Creek Quarry: RRM

For the City of Highland:

Permit (CUP-007-004)(Planning Commission Resolution No. 09-005, approved on June 2, 2009): RRM
Permit (CUP-007-005)(Planning Commission Resolution No. 09-006, approved on June 2, 2009: Cemex

("Collectively, the "Mining Entitlements").

WHEREAS, District owns or otherwise holds legal possessory interests over substantial holdings of land within the Santa Ana River Wash. The 4,500-acre Santa Ana River Wash provides a large, unique open space area supporting both natural habitat and recreational opportunities to residents of the rapidly urbanizing East Valley. The District has initiated, and is now implementing, the Upper Santa Ana River Wash Habitat Conservation Plan ("Wash Plan") to allow development, expansion, and maintenance of facilities for both municipal and commercial entities within the Wash, including those of the District and Cities, while providing protected habitat for multiple Federal and State protected species that are found within the Wash. District has obtained an Incidental Take Permit for the Wash Plan, which includes as one of the covered activities the establishment of recreational trails.

WHEREAS, The parties, in collaboration with each other, formulated and approved the Wash Plan Trails Master Plan (November 2016) ("Trails Plan") to combine the Cities' legal authority to establish trails, with the District's land and conservation area management authority and existing permits, in order to expand public recreational trails as part of the long-term land uses for the Santa Ana River Wash. The Trails Plan is incorporated into, and was reviewed with the same EIR/EIS, as the Wash Plan. The Trails Plan describes a paved and unpaved trail system for pedestrians,

street cyclists, mountain bikers and equestrian users within and adjacent to the Wash Plan Preserve located north of the Santa Ana River, within the jurisdictional boundaries of the Cities.

WHEREAS, the Trails Master Plan proposes an interconnected system of 23.1 miles of trails, including Class 1, 1-B, 2 and 4 segments, to the existing trail networks in Highlands and Redlands. A map of such proposed trails from the Trails Plan is attached as Exhibit "A." These trails would provide legal access for pedestrians, street cyclists, mountain bikers and equestrian users within and adjacent to the Wash Plan Preserve. Approximately 2.5 miles of trails are already built and legally accessible via public rights of way (e.g. bike lanes on paved roadways), 7 miles of trails would be opened along existing, unpaved access roads, and an additional 13 miles of paved trails would be developed by Highland, Redlands, San Bernardino County Transportation Authority, or other entities within existing or future public rights of way.

WHEREAS, the Mining Entitlements all contain a condition of approval which requires the Miners, under their respective CUP, to submit a fair share amount, at a time agreed upon by the Wash Plan Task Force and the respective issuing City, to the issuing City for the maintenance of trails within the Wash Plan Planning Area, as set forth in the Trails Plan to be developed as part of the implementation of a Habitat Conservation Plan for the Planning Area. The amount of the cash deposit was to be determined by an implementation program outlined in the Trails Plan.

WHEREAS, the Mining Entitlements also contain a condition of approval which requires the Miners to submit a fair share amount, at a time agreed upon by the Wash Plan Task Force and the respective issuing City, to the issuing City for the exclusive use of trails education and outreach programs for the Planning Area, which was to focus on litter and pet waste, and was to include advertising, community outreach, strategic partnerships, media, youth education, and business and stakeholder outreach.

WHEREAS, all parties have reviewed the Wash Plan Habitat Conservation Program, the Trails Plan, and compared the provisions and requirements for recreational trails therein, and compared them to the requirements of the Mining Entitlements, with an eye toward determining the most efficient and reliable manner of funding the trail requirements of the Mining Entitlements, consistent with the District's present and future plans for establishment, maintenance, and operation of recreational trails within the Planning Area, and in conjunction therewith, the Cities and the District have entered into that certain MEMORANDUM OF UNDERSTANDING RE PLANNING AND FUNDING OF SANTA ANA WASH WILDLAND TRAILS" This MOU is entered into under the authority of that agreement, and as an implementing measure of certain of the funding aspects of same.

WHEREAS, all parties have determined that, in lieu of a one-time, lump sum payment, and the inherent uncertainties involved in estimating trail establishment, maintenance, and operations costs one time for all time to calculate a one-time deposit payment, they would all benefit more from an annual payment of such costs as they are incurred over time, so that the Miners may be afforded the opportunity to remit such annual payments from operating revenues, should they occur, and spread the cost of such payments out over time.

WHEREAS, the parties now have determined to satisfy the trails funding requirements of the Mining Entitlements though this MOU to effectuate the an annual budgeting and invoicing process by the District to the Miners, through which the District will act as the agent of the Cities in collecting the trail funding requirements of the Mining Entitlements over time directly from the Miners, and the Miners agree to pay a defined proportionate share of such amounts annually, over the life of the validity of the Mining Entitlements, through the procedures defined in this MOU.

NOW, THEREFORE, in consideration of all the foregoing, it is agreed among the parties as follows:

1. **Recitals**.

The recitals set forth above are true and correct and incorporated herein.

2. **Term.**

This MOU shall have a term correlative to the period of validity of the Mining Entitlements, and shall be binding on Cemex from the Effective Date until the last of the Mining Entitlements issued to Cemex expires or is otherwise terminated, and shall be binding on RRM from the Effective Date until the last of the Mining Entitlements issued to RRM expires or is otherwise terminated. Provided, however, that termination of this MOU shall not terminate any separate trail funding or operating agreements the parties, or any of them, may have entered into as of the date this MOU itself is terminated, and any such agreements shall be governed by their own termination provisions, if any.

3. **Trails Master Plan Budgeting.**

3.1 Role of the Parties in Trails Plan Implementation, and Trails Establishment. The District shall develop, circulate, and approve an annual budget for the funding of the establishment, maintenance, and operation of the Trails Plan trails and appurtenant facilities for each fiscal year, which spans from July 1 to June 30 of each year. The budget shall be prepared by the District by March 31 of each year, for the following fiscal year, and shall be provided to the Cities and Miners for their review and analysis. The circulated budget shall include the upcoming fiscal year's costs of the establishment, maintenance, and operations of the Planning Area's trail facilities and appurtenances, including the costs such facilities or appurtenances generate to comply with any requirements of the Wash Plan Incidental Take Permit, or any other conditions of approval on any permit, entitlement, right of way, or other legal requirement upon the District touching upon or involving the Trails Plan facilities and appurtenances, or the property on which they are proposed to be located. In order to provide predictability in year-to-year budgeting, the circulated budget may include components for advance capital funding of future expenditures for larger scale Trails Plan facilities and appurtenances, provided, that such advance capital funding shall not be accrued by the District more than five (5) years without being applied to the facilities or appurtenances for which it is collected. The District shall make its staff reasonably available to respond promptly to any inquiries or information requests regarding the proposed budget. The Miners and the Cities shall have thirty (30) days to comment in writing upon such proposed budget, and to suggest any

revisions, additions, deletions, or corrections. The District shall consider all comments made to the budget, and answer any questions posed regarding its contents or level of funding, and as appropriate, with reference to the specific facilities and appurtenances encompassed in the Trials Plan. The District may accept, reject, or partially accept or reject any such suggestions, and shall prepare a final budget for approval by the District's Board of Directors as part of the District's annual budget process. Any objections to the propriety of items included in the annual budget, or the amounts for such items, remaining after District has reviewed and responded to comments shall be resolved by the District's Board of Directors.

3.2 Invoicing and Funding. Upon approval by District of the annual budget, District shall provide written invoices to the Miners, with copies to the Cities, of their proportionate share thereof. Such proportionate share shall be determined by the District assuming 33.3% of the total of such budget, and the Miners bearing 66.7% of such budget. As between the Miners, their respective shares shall be apportioned based on their respective amounts of acreage in the Wash Plan Planning area, which the parties agree are 55% to Cemex, and 45% to RRM. The Miners may change this apportioned amount by mutual agreement between them both, and written notice to the District, provided that in no event will the amount of the overall budget the Miners are responsible to pay ever go below 66.7%. The Miners shall pay such invoices from the District within sixty (60) days following the date of the invoice. Late payments shall be subject to a one percent (1%) penalty per month, until paid in full. District shall report to the Cities the payment by the Miners of the invoiced amounts, within thirty (30) days of the receipt of such payments. In the event Cemex, RRM, either, or both default in or fail to pay the proportionate budget amounts hereunder, Cities may initiate CUP enforcement procedures or mechanisms on the Mining Entitlements applicable to the defaulting or delinquent party.

3.3 CEQA Review and Permitting. District will be the lead agency in connection with preparing, presenting, and prosecuting of any required CEQA review, or any additional permits required to establish, maintain, and operate the trails and appurtenant facilities provided in the Trails Plan. To the extent either of the Cities is the permitting authority for such permits, the applicable municipality shall be the applicant, and shall not charge District application, hearing, or process fees in connection with pursuit or issuance of the permit. District's reasonable fees, costs, and administrative expenses, including the reasonable costs of the time spent by District's in-house staff, shall be recoverable by District, and shall be included in the budget prepared by the District, upon which the annual payments hereunder are based.

4. Payment Obligations Hereunder as Covenant Running with the Land.

Payment by the Miners of the proportionate amount of the annual budget amount for the establishment, maintenance, and operation of the trails specified in the Trails Plan for the Planning Area is intended by the parties to be, and is, a specific, enforceable condition on the Mining Entitlements, and a covenant and equitable servitude running with the land on the leasehold interests the Miners hold in the properties that are the subject of the Mining Entitlements. For Cemex, the burdened property for such covenant and equitable servitude is its leasehold interest in the District's property under that certain "Mineral Lease for Extraction of Sand and Gravel Materials" recorded with the San Bernardino County Recorder as document 2021-0067743, as such property is more specifically described in Exhibit "A" hereto. For RRM, the burdened

property for such covenant and equitable servitude is the leasehold interest in the District's property under that certain "Lease Agreement for Mineral Excavations" dates October 5, 1992, as amended by that certain "Agreement" dated August 4, 2003, as such property is more specifically described in Exhibit "A" hereto. To the extent either the Cemex or RRM leases of District property subject to the Mining Entitlements is changed or amended, including but not limited to transfer of such leased premises after the land exchanges with the Bureau of Land Management as part of the Wash Plan, the parties will amend this Agreement to reflect the new or transferred lease premises as the applicable burdened property for Cemex, RRM, or both, as may be applicable. The benefitted property for all covenants hereunder is the District's property within the Planning Area more specifically described in Exhibit "A" hereto. To the extent the benefitted property is transferred or otherwise conveyed by the District, including but not limited to transfer after the land exchanges with the Bureau of Land Management as part of the Wash Plan, the parties will amend this Agreement to reflect the new or transferred benefitted property owned by the District. All parties acknowledge and agree that the covenants hereunder relate to the establishment, maintenance, and operation of recreational trials on the burdened and benefitted properties, which in turn relates to conditions upon which sand and gravel operations under the Mining Entitlements depend, and therefore "touch and concern" activities on all such properties. The payment obligations hereunder are and shall be binding on successors and assigns of all parties, until the expiration or earlier termination of this MOU. A copy of this MOU shall be recorded in the official records of San Bernardino County.

5. Indemnification.

Each party shall defend, hold harmless, and indemnify the others and their officers, agents, and employees against any and all claims, demands, damages, costs, expenses, or liability arising out of, or in connection with, any acts performed under this Agreement by the indemnifying party, to the extent liability arises from the acts of the indemnitor, its officers, agents, or employees in the performance of this Agreement. Nothing in this indemnification constitutes nor shall be read as any waiver by the Cities or District of any requirements of the Tort Claims Act, Government Code sections 810 et seq. Nothing herein abridges any indemnifications provided by that parties to the MEMORANDUM OF UNDERSTANDING RE PLANNING AND FUNDING OF SANTA ANA WASH WILDLAND TRAILS" among certain of the parties hereto.

5. **No Implied Covenants.**

All parties acknowledge and agree that except as specifically agreed in this MOU, no implied covenants attach to this MOU. Nothing set forth herein shall be deemed to bind any party's legislative body to approve any specific trail facility or implementing agreement. Each party retains the sole discretion to authorize the use of its own funding or other resources in connection with the planning, construction, and maintenance and operation of public recreational trails.

6. Assignment.

This MOU may not be assigned by any party without the written consent of the other parties.

7. Jurisdiction.

This MOU shall be governed by the laws of the State of California. If a court of competent jurisdiction declares any portion of this MOU invalid, illegal, or otherwise unenforceable, the remaining provisions shall continue in full force and effect, to the extent possible consistent with the finding of invalidity. Any dispute or action to enforce any obligation under this MOU shall be filed and resolved in a Superior Court in San Bernardino County, California. In the event of litigation arising from this MOU, each party to the MOU shall bear its own costs, including attorneys' fees.

8. Integration and Interpretation.

This MOU constitutes the entire agreement among the parties on the matters encompassed herein, and supersedes all prior representations made by any of them, whether verbal or written. Each party signing below represents to all the others that it is not signing this MOU under the influence of any duress or mistake, or on reliance on any representation made by any party not otherwise reflected in the language of this MOU. This MOU may only be amended by a written instrument, signed by all parties hereto. This MOU shall be interpreted in accordance with its regular meaning, and shall not be construed for or against any party by reason of authorship. The headings of this agreement are for information only.

9. Effective Date and Corporate Authority.

This MOU shall be effective as to each signatory hereto upon execution by such party, and shall be effective as of the Effective Date specified above, even if the party's signature occurs after the effective date. Each party signing below represents and warrants to all other parties that the person whose signature appears on its behalf below is authorized to sign and bind such party to the terms of this MOU, and that in so doing, that party is not thereby in breach of any other contract or agreement.

10. Signatures.

This MOU may be signed in counterparts, each of which shall constitute an original, and such counterparts shall together constitute one and the same agreement. The parties shall be entitled to sign and transmit an electronic signature of this MOU (whether by facsimile, PDF or other email transmission), which signature shall be binding on the party whose name is contained therein. Each party providing an electronic signature agrees to promptly execute and deliver to the other party an original signed MOU upon request.

IN WITNESS WHEREOF, the parties have caused this MOU to be executed by their duly authorized officers or representatives as of the day and year first written above.

[SIGNATURES BEGIN ON NEXT PAGE]

CITY OF HIGHLAND ("HIGHLAND")

By:_____

City Manager

APPROVED AS TO LEGAL FORM:

By: _____
City Attorney

CITY OF REDLANDS ("REDLANDS")

By:_____

City Manager

APPROVED AS TO LEGAL FORM:

By: _____
City Attorney

SAN BERNARDINO VALLEY WATER CONSERVATION DISTRICT ("DISTRICT")

By:_____

General Manager

APPROVED AS TO LEGAL FORM:

By: _____
General Counsel

CEMEX MATERIALS PACIFIC, LLC ("CEMEX")

By:_____

Its _____

APPROVED AS TO LEGAL FORM:

By: _____
General Counsel

ROBERTSON'S READY MIX, LTD. ("RRM")

By:_____

Its _____

APPROVED AS TO LEGAL FORM:

By: _____
General Counsel

Exhibit A: Planned Trails & Existing Local Trails and Connections

Coordinate System:
NAD 1983 StatePlane California V FIPS 0405 Feet
Projection: Lambert Conformal Conic
Datum: North American 1983
Source: SBVWCD. CASIL, SBVMWD
GIS Contact: Katelyn Scholte
M:\Trails\Trails MOU Figures
November 30, 2021

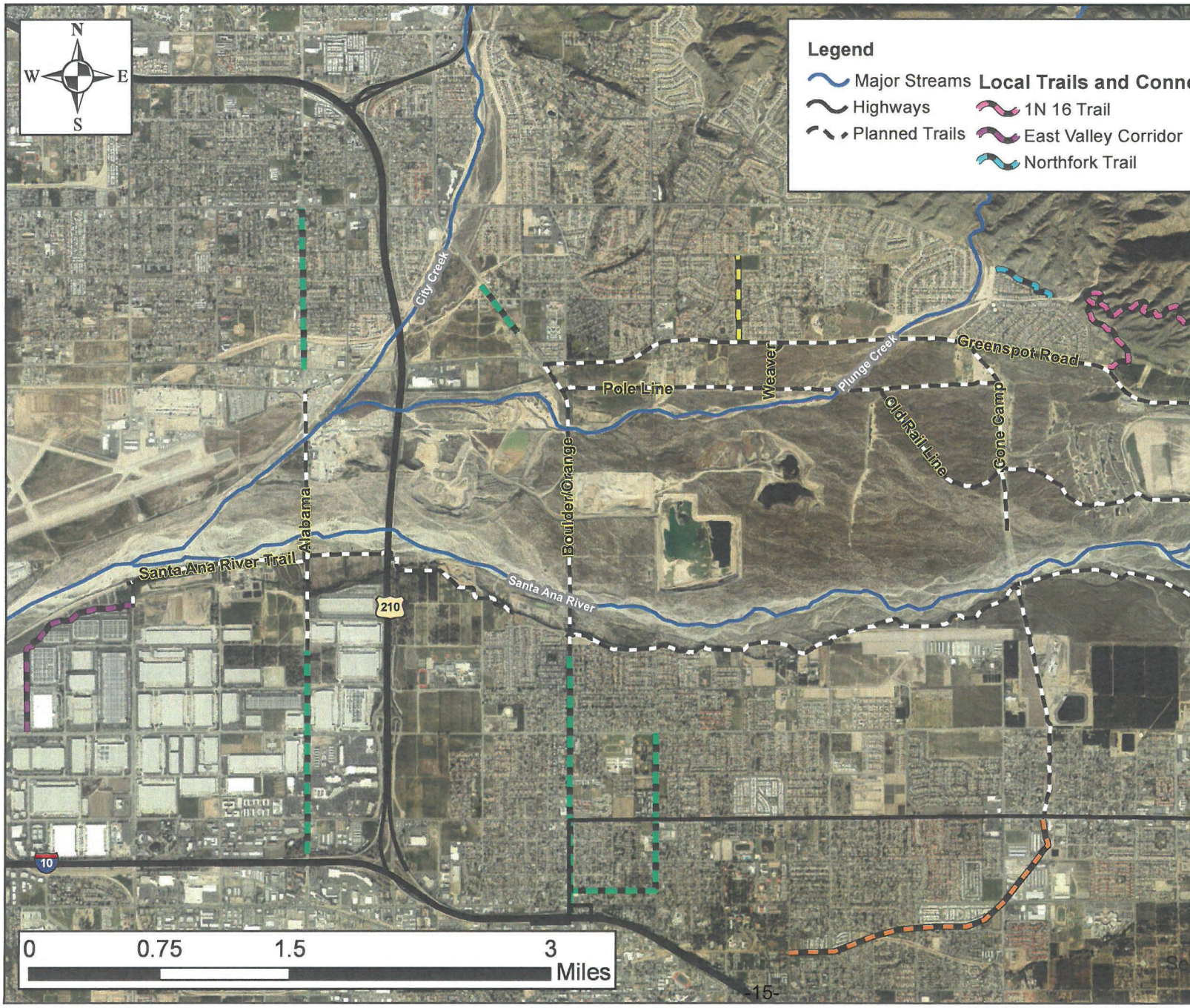
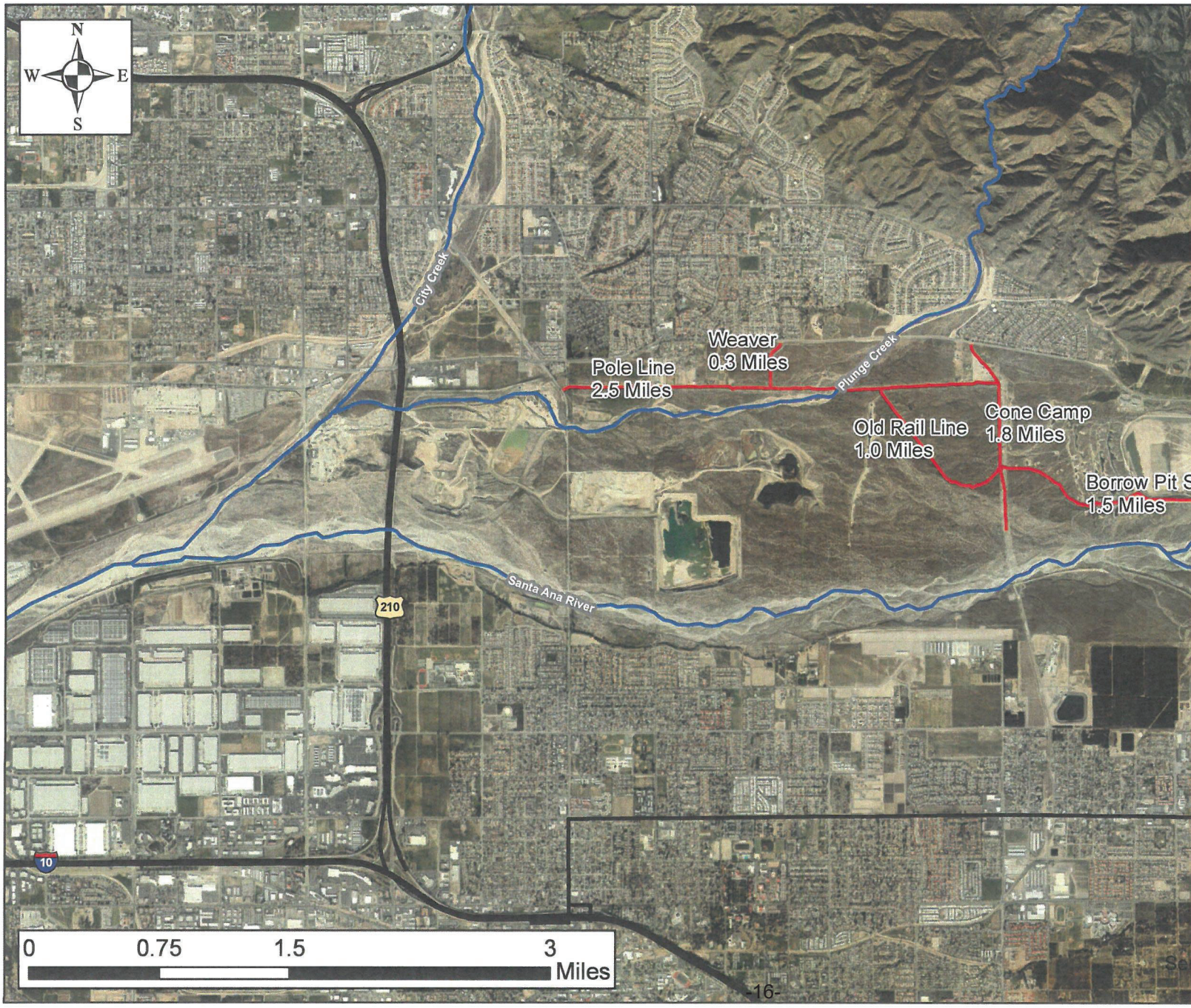


Exhibit B: Planned Wildland Trails

Coordinate System:
NAD 1983 StatePlane California V FIPS 0405 Feet
Projection: Lambert Conformal Conic
Datum: North American 1983
Source: SBVWCD. CASIL, SBVMWD
GIS Contact: Katelyn Scholte
M:\Trails\Trails MOU Figures
November 30, 2021



City Council Meeting **L. 4.**

DATE: 10/01/2024

TO: Honorable Mayor and City Council Members

SUBJECT: Consideration of an agreement with American Landscape and Maintenance, Inc. for turf mowing contractual services within City parks and medians for a term of three years in the amount not-to-exceed $566,624 (Facilities and Community Services Director Crocker)

MOTION(S):

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

1. I move that the City Council determine approval of an agreement for turf mowing contractual services within City parks and medians is exempt from environmental review pursuant to Section 15301(h) of the State's Guidelines implementing the California Environmental Quality Act; and

2. I move to approve an agreement with American Landscape and Maintenance, Inc.

RECOMMENDATION:

Staff recommends that City Council approve an agreement with American Landscape and Maintenance, Inc. for turf mowing contractual services within City parks and medians for a term of three years in the amount not-to-exceed $566,624. Staff further recommends that the City Council determine approval of an agreement to provide turf mowing contractual services within City parks and medians is exempt from environmental review pursuant to Section 15301(h) of the State's guidelines implementing the California Environmental Quality Act.

DISCUSSION:

The Facilities and Community Services Department oversees the daily maintenance of City parks and medians which includes mowing, edging, and various other maintenance services. Parks division staff perform routine maintenance and oversight of these areas in addition to utilizing outside contractual services on an as-needed basis. These additional outside services help ensure consistent maintenance and allow staff to focus on more specialized tasks within the City's park and medians.

Staff issued a Request for Proposals (RFP) in accordance with the City's procurement guidelines to provide daily maintenance of City parks and medians for the Facilities and Community Services Department. Thirty-four vendors were solicited, and seven proposals were received on May 21, 2024. A list of the proposed firms is as follows:

Firm Name	Responsive Proposer	Responsible Proposer	Annual Cost Proposal
American Landscape & Maintenance, Inc	X	X	X
CM Landscape	X	X	X
Integrity Arborist & Ecoscape, Inc	X	X	X
Leafwise Landscape, LLC	X	X	X
Mariposa Landscapes, Inc	X	X	X
RP Landscape & Irrigation	X	X	X
US Landscapes, Inc	-	-	-

A selection committee reviewed and ranked each organization based on their demonstrated competence and professional qualifications deemed necessary for the satisfactory performance of the services required in accordance with the City's procurement policies. US Landscapes, Inc. was deemed unresponsive as there was no fee proposal included. American Landscape and Maintenance, Inc. was selected as the most highly qualified firm, based on the response to the scope of work provided in the RFP.

Approval of this agreement is categorically exempt from environmental review in accordance with Section 15301(h) as the landscape maintenance will be performed on existing public facilities.

ALTERNATIVES:

City Council may reject all bids and direct staff accordingly.

STRATEGIC PLAN:

Not Applicable.

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
Dana Abramovitz-Daniel, Proccurement Manager

PREPARED BY:
Jocelynn Butters, Senior Administrative Assistant

Fiscal Impact

Fiscal Year:	FY 2024-25
Amount:	$566,654
Budgeted Y/N:	Yes
Account No.:	101303.6710

Discussion:

Sufficient funding for this service is included in the Park Division's (101303) budget for Fiscal Year 2024-25 as approved by City Council. Costs associated with any future renewal terms of the agreement will be included in subsequent budget requests prepared by the Department.

Attachments

Agreement

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

This agreement for the provision of landscape maintenance services at City parks, medians, and Landscape Maintenance Districts ("Agreement") is made and entered in this 1st day of October, 2024 ("Effective Date"), by and between the City of Redlands, a municipal corporation ("City") and American Landscape and Maintenance, 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 landscape maintenance services at City parks, medians, and Landscape Maintenance Districts 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 this 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 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 term of this Agreement shall be from the Effective Date of this Agreement through June 30, 2025 (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.

4.2 Contractor shall furnish a labor and material bond in the form attached hereto as Exhibit "B," which is attached hereto and incorporated herein by this 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 The compensation for Contractor's performance of the Services shall not exceed the amount of One Hundred Sixty-Six Thousand Six Hundred Fifty-Four Dollars ($166,654) for the Services provided during the Initial Term. The compensation for Contractor's performance for the Services shall not exceed the amount of One Hundred Ninety Nine Thousand Nine Hundred Eighty-Five Dollars ($199,985) for the first Extended Term; and One Hundred Ninety Nine Thousand Nine Hundred Eighty Five Dollars ($199,985) for the second Extended Term, bringing the total possible amount of compensation to a not-to-exceed amount of Five Hundred Sixty-Six Thousand Six Hundred Twenty Four Dollars

($566,624). For the Initial Term and each Extended Terms, 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 "C," 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	Daniel Stauffer, CEO
City of Redlands	American Landscape and Maintenance, Inc.
35 Cajon Street	PO Box 10428
P.O. Box 3005 (mailing)	San Bernardino, CA 92423
Redlands, CA 92373	dan.stauffer@almcontractor.com
jdonaldson@cityofredlands.org	909-307-1674
(909) 798-7531	909-793-1492

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 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 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, Mayor

AMERICAN LANDSCAPE AND MAINTENANCE, INC.

By: _____
Daniel Stauffer, CEO

ATTEST:

_____
Jeanne Donaldson, City Clerk

EXHIBIT "A"
SCOPE OF SERVICES

1. GROUNDCOVER CARE

A. Turf grass Mowing:

- The Contractor shall mow all turf grass with adequately sharpened rotary type mowers as to provide a smooth and even cut without tearing of turf grass blades.
- The blade adjustment shall provide a uniform, level cut without ridges, depressions or scalping. All cool season turf grasses shall be cut with a power-driven rotary mower at a 2.5" height, and from November to February at a 2.5" – 3" height from March to October.
- Turf grass mowing heights may be adjusted by the Field Services Superintendent, or their authorized agent, during periods of turf grass renovation.
- Care shall be exercised to avoid depressions in the established grade from mowing when the soil is saturated.
- The Contractor shall submit, in writing, a mowing schedule within ten (10) days after the start of the maintenance contract. This mowing schedule shall be approved by the Field Services Superintendent or their authorized agent. Any alteration of the approved mowing schedule shall be submitted in writing to the Field Services Superintendent, or their authorized agent, for approval prior to implementation.

B. Turf Grass Edging and Trimming

- Turf grass edging and trimming shall be performed per frequency schedule at the time of mowing.
- Edging of turf grass shall be performed with a power edger containing a steel blade, the use of string trimmers (weed-eater) to edge turf areas is not a practice acceptable to the City. The use of a stick edger is acceptable.
- All turf grass adjacent to sidewalks, curbs, mowing strips, shrub beds, and where no improved surface exists, shall be edged in a neat uniform line.
- Where facilities include a softball or baseball field, the infield radius shall be edged regularly to keep radius clearly defined. Grass and weeds shall not encroach into the infield and shall be treated/removed immediately.
- Trimming of turf grass shall be performed along walls, and around valve boxes, water meter boxes, backflow devices, trees, shrubs, or any structures located within the turf grass area.

- Tree trunk protectors shall be provided and installed, at no additional cost to the City, when string trimmers are utilized for trimming around the base of trees. The City may allow a sixteen-inch (16") diameter mulch ring around trees to eliminate continual string trimming.
- A four-inch (4") barren strip shall be provided, and maintained, between turf grass areas and adjacent ground cover. Edging of turf grass and ground cover shall provide uniform delineation adjacent to this barren strip.
- Trimming of plant material may be required around sprinklers to provide maximum irrigation coverage.
- All clippings and trimmings shall be removed from the work site the same day work is performed and prior to the contractor vacating the work site.
- After mowing and edging is completed, all adjacent walkways and gutters shall be swept or blown clean.
- Blowing and disposing of grass clippings into the City storm drain system and/or streets shall not be permitted.

C. Turf grass Fertilization (Upon Request)

- The turf grass shall be continually fertilized a minimum of 4 x per year with additional application if needed, to provide a healthy and vigorously growing turf grass with horticultural acceptable growth and color, as determined by the Field Services Superintendent or their authorized agent.
- Fertilization shall be performed with a balanced fertilizer, consisting of a 3-1-2 ratio, at a rate of one (1) pound of actual Nitrogen per 1,000 square feet of area. Any change in the fertilizer ratio and/or rate shall be submitted in writing and approved by the Field Services Superintendent or their authorized agent, prior to usage.
- The Contractor shall notify the Field Services Superintendent or their authorized agent, in writing, five (5) working days prior to any fertilizer application. This written document shall include the following:
    - Location and exact date the fertilizer application will be performed.
    - Type of fertilizer and method of application to be used.
- The Contractor shall immediately irrigate (staff shall be present when irrigating during the day) after each fertilizer application and repair with sod (Dwarf Fescue) any damaged areas due to fertilizer/chemical burn.
- All fertilizer applications shall be performed with properly calibrated equipment to provide a uniform application.

- Light verticutting and thatch removal of warm season turf grass (where present) shall be performed between September 30th and October 15th or as directed by the City Representative.
- Over-seeding shall be performed within two (2) days after verticutting with properly calibrated seeders. Warm season turf grass shall be over-seeded at a rate of ten (10) pounds of seed per 1,000 square feet. A 3-way dwarf type Bermuda grass seed shall be used. Seed tags shall be provided to the Field Services Superintendent or their authorized agent. Additional over-seeding shall be performed if less than 80% germination occurs within the first month.
- Top dressing shall be performed using a properly calibrated top-dressing machine and seed shall be topped with one-eight inch (1/8") of weed free topper. The topper must be approved by the Field Services Superintendent, or their authorized agent and shall not contain steer manure (City reserves the right to provide the topper needed if available and in stock).
- Reseeding of bare spots shall be performed continually throughout the year to reestablish turf to an acceptable quality. If quality does not meet the City acceptance contractor shall replace with sod (Bermuda grass, Dwarf Fescue or equal).
- The Field Services Superintendent or their authorized agent, will require the use of sod as a replacement material when deemed necessary. The Contractors shall be entitled to the wholesale cost of the sod only, provided the loss of turf grass was not due to the negligence of the Contractor. Sod shall be Bermuda grass or Dwarf Fescue.

D. Aeration (all parks)

- All turf grass shall be aerated four (4) times per year, once every quarter, starting July 1st. Aeration shall be performed with a ride on or a walk behind aerator machine which has one-half inch (1/2") to one inch (1") in diameter coring tines spaced no more than six inches (6") apart. The machine shall remove cores from the turf to a depth of 4-6”. Dragging or pulverizing of cores is acceptable.

E. Turf grass Irrigation

- All turf grass shall be adequately irrigated to maintain a healthy and attractive appearance. Irrigation runoff and over spray shall be minimized. Where possible, the turf grass irrigation shall be on a separate program from other plant material irrigation. Turf grass shall be irrigated in a method which promotes deep root growth.
- At facilities with softball and baseball infields, Irrigation shall be adjusted so as not to overlap into the infield mix. Any reports of saturated infield mix from irrigation shall be addressed immediately.

2. SHRUB CARE

A. Pruning of Shrubs

- Shrubs shall be pruned with sharp pruning tools. Use of hedge shears to prune shrubs will not be permitted.
- Shrubs shall be continually pruned, as necessary, to prevent encroachment of passageways, walks, streets, and view of signs. Shrubs shall be tapered to provide irrigation coverage and an aesthetically pleasing landscape.
- All pruning cuts shall be one-quarter inch (1/4") above a node (bud). No projections or stubs shall be allowed to remain.
- After pruning is completed, all adjacent walkways and gutters shall be left clean. Blowing and disposing of any debris into the Storm Drain system and/or streets shall not be permitted. If found, Contractor will face liquidating damages as follows; 1st violation $ 500.00, 2nd. violation
- $1000.00, 3rd. violation and thereafter $3000.00 and/or possible cancellation of contracts.
- During blooming season, vines shall be trimmed minimally so as not to remove floral display areas.
- Pruning shall be done to maintain a well-groomed, natural growth habit, and encourage air movement through shrubs.
- The Contractor shall remove all clippings the same day shrubbery is pruned and prior to vacating the work site.
- Pruning of roses (except for trailing roses) shall be accomplished using best horticultural practices. The use of hedge shears to prune roses will not be permitted. Roses shall be deadheaded as needed and shall be heavy pruned once per year.
- New plantings, once approved by the City Representative, shall take place within a week from the date reported.

B. Shrub Fertilization

- Shrubs (including roses) shall be fertilized a minimum of 3x per year or as directed by the Field Services Superintendent, or their authorized agent, with a balanced fertilizer specific for the type of plants. Roses shall be fertilized once following heavy pruning and one additional time per year.
- Foliar fertilization may be performed when appropriate and will require the approval of the City Representative.

C. Shrub Irrigation

- All shrubs shall be adequately irrigated to maintain a healthy and

attractive appearance. Irrigation runoff and over spray shall be minimized. Shrubs shall be irrigated in a method which promotes deep root growth.

D. Shrub Replacement

- All damaged, diseased (untreatable) or dead shrubs shall be replaced with the same species plant material that existed (unless a disease situation is discovered affecting the specie). Shrubs shall be replaced within 7 days after being identified by the contractor or authorized agent. Size of the replacement plant material is to be determined by the authorized agent. The Contractor shall be responsible for the complete removal and replacement of shrubs lost due to the Contractor's faulty maintenance or negligence, as determined by the Field Services Superintendent, or their authorized agent.
- Substitutions or any plant materials must have prior written approval by the Field Services Superintendent, or their authorized agent.
- Original plans and specifications may be consulted to determine correct identification of species.
- All shrubs shall be guaranteed to live and remain in a healthy condition for the duration of the contract from the date of installation, inspection and verification by the Field Services Superintendent, or their authorized agent.
- Soil build-up around the crown of shrubs shall be continuously removed.

E. Vine Maintenance

- Vines shall be trimmed as needed to promote upright growth and shall be kept attached and contained on the structure.
- All vines shall be trimmed on a as needed basis by the contractor, the standard of the City is to trim vines one block below the top of the wall, the City understands that its vines in some sites are mature and have grown over the top of the wall, the contractor shall only be responsible to trim the vines that are solicited by our residents and will have to adhere to the standards herby mentioned. No vines will be allowed to grow in newly installed wood fences or wood fence extensions (above the top of the fence or block wall). Vines shall be trimmed tight and follow horticultural standards.

3. GROUNDCOVER CARE

- Groundcovers are low growing plants that grow in colonies to form a solid mat over the surface of the ground. The plants give a flat or two-dimensional effect to the landscape, such as, but not limited to, Honeysuckle, Myoporum, Senecio, Rosemary, Lantana, Ivy (spp.) Salvia (spp.)

Docs\Agreements\American Landscape and Maintenance, Inc. FY24-0026.docx-ms

A. Edging and Trimming of Groundcover

- Edging of groundcover areas shall be performed monthly or as needed.
- All groundcover adjacent to sidewalks, curbs, mowing strips, or where no improved surface exists, shall be edged in a neat, uniform line.
- All groundcover shall be continually trimmed at the drip line of all shrubs.
- All groundcover shall be continually trimmed along walls, valve boxes, water meter boxes, backflow devices, or other structures located within the groundcover area as determined by the Field Services Superintendent, or their authorized agent. Thinning of groundcover may be required around sprinklers to provide maximum irrigation coverage.
- All clippings and trimmings shall be removed from the work site in a legal manner the same day work is performed and prior to the Contractor vacating the work site.
- After edging or trimming, the Contractor shall clean all adjacent sidewalks or gutters.

B. Renovation of Groundcover Areas

- Groundcover planting shall be thinned and pruned for the health of the planting and the appearance of the site, or as required by the Field Services Superintendent or their authorized agent.

C. Replanting of Groundcover Areas

- Replanting shall be required to maintain the continuity of the groundcover areas that die back after awarding the contract.
- Labor and replacement material costs shall be incurred by the Contractor.

D. Groundcover Irrigation

- All groundcover areas shall be adequately irrigated to maintain a healthy and attractive appearance.
- Irrigation runoff and overspray shall be minimized.

E. Groundcover Fertilization

- The groundcover shall be fertilized during growing season, minimum 1x per year, to provide a healthy and vigorously growing ground cover with horticultural acceptable growth and appearance, as determined by the Field Services Superintendent or their authorized agent.
- Fertilizing shall be performed with a balanced fertilizer, consisting of a 1-1-1 ratio, at a rate of one pound (1 lb.) of actual Nitrogen per 1,000 square feet. Any change in the fertilizer ratio and/or rate shall be

submitted in writing and approved by the Field Services Superintendent or their authorized agent, prior to usage.

- The Contractor shall immediately irrigate after each fertilizer application.
- All fertilizer applications shall be performed with properly calibrated equipment to provide a uniform application.
- The Contractor shall notify the Field Services Superintendent or their authorized agent, in writing, five (5) working days prior to any fertilizer application. This written document shall include the location and exact date the fertilizer application will be performed, type of fertilizer and method of application to be used.

4. IRRIGATION INSPECTION

- The Contractor shall initially inspect and familiarize themselves with the entire irrigation system at all work sites and identify all needed repairs.
- Required repairs shall be submitted to the Field Services Superintendent or their authorized agent, in a written statement within two (2) weeks after the start date of the Maintenance Contract. If a written statement, which documents required repairs, is not received by the authorized agent, within the stated timeframe, the entire system shall be interpreted as fully operational, and deemed acceptable by the Contractor and will become his sole responsibility to maintain. The City shall review and verify all submitted problems, repairs may be completed by the following methods:
- The Contractor shall file a monthly statement with his invoice certifying that all irrigation systems are functioning properly. If the Contractor fails to submit this statement, the invoice will be rejected until such date the statement is received.
- The Contractor shall inspect the operation of the irrigation system on a weekly basis for any malfunctions. In addition to regular testing, all irrigation systems shall be tested and inspected as necessary when damage is suspected, observed or reported.
- All system malfunctions, damage and obstructions shall be recorded, reported to the Field Services Superintendent or their authorized agent, and corrective action taken.

5. IRRIGATION MAINTENANCE AND REPAIRS

A. The Contractor shall maintain all irrigation systems, at no additional cost to the City, in such a way as to:

- Guarantee proper coverage and full working capability.
- Make whatever adjustments may be necessary to prevent over spray or excessive runoff into street rights-of-way or other areas not meant to be irrigated.

- The Contractor shall repair or replace at no additional cost inoperable irrigation equipment to maintain a fully operational system, including but not limited to, pressure pipes from the water meter to the control valves, all irrigation non pressurized pipes, all manual and automatic valves, filters, basket strainers, pressure regulators, sprinkler heads, irrigation clamps and stakes, anti-drain valves, quick couplers, electrical wiring from the controller to the solenoid valves, emitters, drippers, valve boxes, controllers, valve markers, batteries, fittings and risers shall be the same as to removed manufacturer items unless prior approval has been granted by City representative in writing.
- Maintenance includes, but is not limited, tightening loose fittings and packing nuts; flushing sprinkler heads, pipes, nozzles, valves, filters, strainers, and backflow devices; adjusting sprinkler heads for proper coverage and to avoid irrigating hardscape including softball and baseball infield radius; anti-drain valves and pressure regulators, adjusting and lubricating controllers; and cleaning drip emitters, replace batteries for battery operated valves and maintain solar operated valves, relocation of irrigation mainline or lateral lines due to tree placements and roots.

B. Irrigation repairs shall be made within the following time limits:

- Mainline irrigation breaks shall be repaired within two (2) hours of identification or notification. All other irrigation repairs shall be made within one (1) day of identification or notification.
- Replacement of irrigation components shall match existing, or equivalent. Substitutions must be approved by the Field Services Superintendent or their authorized agent, in writing prior to installation.

6. WATER CONSERVATION

- The Contractor shall turn off all irrigation systems during periods of rainfall and/or times when suspension of irrigation is desirable to conserve water while remaining within the guidelines of good horticulturally acceptable maintenance practices.
- The Contractor shall comply with all City of Redlands Ordinances and/or Resolutions, which relate to water conservation.

7. CONTROLLER PROGRAMMING

A. Adequate soil moisture will be determined by programming the automatic sprinkler controllers as follows:

- Whenever possible, automatic irrigation shall be programmed to operate between the hours of 9:00 P.M. to 8:00 A.M. The Contractor shall be responsible for reprogramming controller during inclement weather to conserve water.

- Consideration must be given to the soil conditions, seasonal temperatures, wind conditions, humidity, runoff and erosion potential, and the relationship of conditions which affect day and night watering.
- Extremely close attention shall be paid to the demands of the plants as influenced by their exposure to sun or shade. Also, the variation in the size of plants, as well as varietal differences must be considered.
- The irrigation system will be controlled by the contractor in such a way as not to cause an excessively wet area which could interfere with the Contractor's ability to mow all turf grass.
- The Contractor, at the request of the Field Services Superintendent or their authorized agent, shall submit a copy of the irrigation schedule for each individual controller. This information is to be readily available upon request or available at the controller.

B. All landscape and turf areas shall be irrigated as required maintaining adequate growth and appearance with a schedule most conducive to plant growth.

8. IRRIGATION CONTROLLER

A. The Contractor shall maintain controller as-builts (controller charts) inside each controller cabinet where available.

B. All controller enclosures shall receive a granular chemical application as needed to prevent pest infestation. Any damages resulting from any insect infestation due to failure to apply the chemical shall be repaired/replaced by the contractor (no expense to the City).

C. Controllers and dome antennas shall be inspected and cleaned by the contractor 4 x per year and report damages or maintenance needs.

9. WEED CONTROL

- Weeds are defined in the dictionary as: “A wild plant growing where it is not wanted and in competition with cultivated plants." When classified by their gross morphological features, weeds are broken down into three major categories: grasses, sedges, and broadleaf weeds. Full control of these 3 categories of weeds will be achieved with a combination of selective and non-selective herbicides as well as mechanical removal. **Weeds should not be visible.**
- All areas within the specified maintenance area, including but not limited to, turf grass, shrub and ground cover areas, planters, tree wells, landscape areas, and softball/baseball infields shall be kept free of weeds at all times.
- Weed removal shall consist of complete removal of all weeds, including top growth and roots. Weed control shall be performed as needed.
- Weeds shall be controlled either by hand, mechanical or chemical methods; however, the Field Services Superintendent or their authorized agent, may restrict the use of chemical weed control in certain areas.

10. DISEASE AND PEST CONTROL

- The Contractor shall regularly inspect all landscaped areas for the presence of disease, snail, insect or rodent infestation. The Contractor shall report any applied treatments within their next monthly billing. The Contractor shall identify the disease, snail, insect or rodent and specify control measures to be taken. The Contractor shall implement control measures, exercising extreme caution in the application of all spray materials, dust or other materials utilized.
- Approved control measures shall be continued until the disease, snail, insect or rodent is controlled to the satisfaction of the Field Services Superintendent or their authorized agent. The Contractor shall utilize all safeguards necessary during disease, snail, insect or rodent control operations to ensure safety of the public and the employees of the Contractor.
- The Contractor shall perform, at their sole expense, the following services:
    - All work involving the use of chemicals will be accomplished by a State of California licensed pest control operator. A written recommendation by a person possessing a valid California Pest Control Advisor License for each chemical used is required prior to chemical application where required by law.
    - All chemicals requiring a special permit for their use must be registered by the Contractor with the County Agricultural Commissioner's Office and a permit obtained with a copy to the Field Services Superintendent or their authorized agent, prior to use.
    - A copy of all forms submitted to the County Agricultural Commissioner shall be given to the Field Services Superintendent or their authorized agent, on a monthly basis.

11. USE OF CHEMICALS

- The Contractor shall submit a list of all chemical herbicides, pesticides, and rodenticides proposed for use under this contract for approval by the Field Services Superintendent or their authorized agent with the signed contract. Materials included on this list shall be limited to chemicals approved by the State of California Department of Food and Agriculture and shall include the exact brand name and generic formulation. The use of any chemical on the list shall be based on the recommendations of a California State Licensed Pest Control Advisor where required by law.
- The use of chemicals shall conform to the current San Bernardino County Agriculture Commissioner regulations. No chemical herbicide, rodenticide or pesticide shall be applied until its use is approved, in writing, by the Field Services Superintendent or their authorized agent as appropriate for the purpose and area proposed.
- Required spray equipment will consist of at least one (1) medium spray rig of 100-gallon (minimum) capacity or more and backpack sprayers provided for each crew performing chemical landscape maintenance.

12. TURF BROADLEAF WEEDS

- Control of broadleaf weeds shall include proper notification with chemicals to be used, date, and time to the Field Services Superintendent or their authorized agent prior to starting date for approval.

13. LITTER

- All areas in the work sites shall be kept free of, but not limited to, the following items: bottles, glass, broken glass, cans, paper, cardboard, metallic items, feces, leaves, tumbleweeds and other debris on a daily basis.
- The Contractor shall promptly remove from the work area all debris generated by their performance and dispose of the debris in a legal manner. The City does not allow any dumping of debris generated by your daily work in City facilities.
- Hazardous waste as well as homeless belongings shall not be picked up. Contractor shall contact City Representative to arrange proper disposal by City forces.

14. TRASH CONTAINERS & DUMPSTER ENCLOSURES

- Contractors shall remove all litter, replace liners as needed, and check the condition of the trash container and hardware. Containers shall be replaced as needed (City to provide). Contractor shall use liners that are a minimum of 1.5 mil and be clear or black in color. Trash container shall be inspected daily, seven days per week.
- Trash containers shall be painted at least once per year as directed by the Field Services Superintendent or their authorized agent. Contractor to provide labor and material. Container holders should be set so that the bottom of the container is 12” from the surface of the ground. Bent or broken container holders must be repaired, reset or replaced ASAP.
- Dumpster enclosures will be kept weed and debris free. Odors and excessive staining must be addressed by power washing the affected area. Vandalism should be reported promptly. If locks need to be replaced, please reach out to your Authorized Representative.

15. TABLES AND BENCHES

- All tables and benches shall be inspected daily for any unsafe conditions. Any tightening of loose nuts and bolts shall be reported to City staff by the contractor. Any repairs needed above and beyond tightening of loose nuts and bolts shall be reported to the City promptly.

16. GRAFFITI

- The Contractor shall contact City Representative to report graffiti.

17. GENERAL

A. Trash Removal

- Remove all trash and accumulated debris from the work sites daily. In addition, any type of feces is also to be removed from the walkways, turf or ground cover areas and dumpster areas.

B. Policing of Areas

- All maintained areas shall be policed based on frequencies.

C. Curb and Gutter Maintenance

- The Contractor is responsible for removal of all weeds and grass growing in and around the curb and gutter area monthly. The Contractor is responsible for ensuring the roadway is cleared of all dirt and debris within four (4) feet of the curb and gutter in all areas adjacent to maintenance responsibilities.

D. Walkway Maintenance

- Walkways shall be cleaned immediately following mowing and edging and cleaned by use of power sweeping or blower equipment. All walkway cracks and expansion joints shall be maintained weed and grass free at all times.

E. Drain Maintenance

- All drains and catch basins shall be kept free of siltation and debris at all times. All V-ditches and drainage areas shall be kept clean and edged weekly by the Contractor. Cleaning of drain basins shall be done monthly, Contractor shall inspect weekly to make sure that grates are secured, if missing, Contractor shall replace at City's expense. Damaged grates due to Contractor's operations shall be replaced at Contractors expense.

F. Removal of Leaves

- Accumulation of leaves shall be removed from all designated landscape areas on a monthly basis and under trees once per month or more as needed.

18. REPAIR AND SERVICE OF WALKWAYS AND MISCELLANEOUS IMPROVEMENTS

- Walkways and Service Roads - All walkways and service roads, if any, shall be maintained by the Contractor so as to keep the integrity of the walking or driving surface in a safe, unimpaired condition.
- The Contractor will not be responsible for total replacement of roadways or walkways as a result of normal deterioration but will be required to replace all improvements damaged by his negligence.
- It will be the responsibility of the Contractor to repair or replace miscellaneous improvements such as signs and mowing strips, or any other structural improvements within the work sites, unless otherwise specified. The Contractor shall be entitled to additional compensation for these services as stated. The contractor shall communicate any improvements needed prior to repairs to the Field Services Superintendent, or their authorized agent, for proper approvals.

19. MULCH

Mulch beds shall be replenished 2 times per year.

20. DECOMPOSED GRANITE/GRASS PAVER AREA

Contractor shall be responsible to drag with cocoa mat or similar and rake all decomposed granite areas monthly and to replenish displaced or missing material at his own cost as needed. Moistening the material and use of a mechanical compactor is required when backfilling DG areas. Decomposed granite areas are to keep a grading that is acceptable and safe to walk on. In the event of inclement weather, the City will compensate the contractor for the replacement of material for damage created by the storm.

21. MONUMENT SIGNS

Contractor shall be responsible to keep the monument signs free of litter, debris, silt and cobwebs.

The Contractor shall be responsible to paint (if needed) areas that have a painted surface a minimum of once per year. The Contractor shall keep shrubs and vegetation edged and trimmed to a height that displays the complete wording on the monument.

EXHIBIT "B"
LABOR AND MATERIAL BOND

Whereas, the City of Redlands, State of California, and American Landscape and Maintenance, Inc. (hereinafter designated as "Principal") have entered into an agreement (the "Agreement") whereby Principal agrees to Description of Improvement Services to Public Buildings and/or grounds (the "Work"), which said agreement, dated October 1, 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 Five Hundred Sixty-Six Thousand Six Hundred Twenty Four Dollars ($566,624) 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 _____, 2024.

(SEAL)	(SEAL)
_____	_____
(Contractor)	(Surety) BY:
_____	_____
(Signature)	(Signature)
	Address: _____ _____
(Seal and Notarial Acknowledgment of Surety)	Telephone( ) _____

EXHIBIT "C"
FEE SCHEDULE

Description	Monthly Fee	Annual Fee
Locations of City Median and LMDs – Full-Service Landscape Maintenance (may include mowing) Includes Irrigation Technician (8 hours per week)	$3,299.13	$39,589.51

Description	Cost Per Mow	Annual Fee (38 Mows)
Locations of City Parks – Mowing Service Only	$4,220.92	$160,394.98

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.

AMERICAN LANDSCAPE AND MAINTENANCE, INC.

By:_____ Date: _____

Daniel Stauffer, CEO

City Council Meeting **L. 5.**

DATE: 10/01/2024

TO: Honorable Mayor and City Council Members

SUBJECT: Consideration of a Public Work Contract with Matich Corporation for the Pavement Management Program (PMP) 2024 Street Resurfacing Project for an amount not-to-exceed $4,677,377, approval of an additional appropriation in the amount of $815,066, and determination that the Project is categorically exempt from environmental review pursuant to Section 15301 of the State's Guidelines for 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 the City Council determine approval of the contract and construction of the PMP 2024 Street Resurfacing Project is categorically exempt from environmental review in accordance with Section 15301 of the State's guidelines implementing the California Environmental Quality Act; and

2. I move that the City Council approve the PMP 2024 Street Resurfacing Project Plans and Specifications, and award a Public Work Contract to Matich Corporation for an amount not-to-exceed $4,677,377; and

3. I move that the City Council approve an additional appropriation in the amount of $815,066.

RECOMMENDATION:

Staff recommends that City Council determine approval of a Public Works Contract and construction of the PMP 2024 Street Resurfacing Project is categorically exempt from environmental review in accordance with Section 15301 of the State's guidelines implementing the California Environmental Quality Act. Staff further recommends City Council approve the PMP 2024

Street Resurfacing Project Plans and Specifications, award a Public Works Contract to Matich Corporation for an amount not-to-exceed $4,677,377, and approve an additional appropriation of $815,066 from the unassigned PARIS Fund balance.

DISCUSSION:

The City's 2020 Pavement Management Program (PMP 2020) identifies the scheduled maintenance and reconstruction of City streets at the appropriate time intervals in order to extend their overall life expectancy in the most efficient and economical manner. In addition, the PMP 2020 establishes a comprehensive process to prioritize the rehabilitation of the City's street system and is a powerful tool to determine how best to utilize the City's available financial resources. The PMP 2020 includes a project forecasting strategy that follows the PMP maintenance and rehabilitation project budgets and addresses the specific needs of each street. Since completion of the PARIS program, the City has completed paving approximately one hundred twelve (112) lane miles of streets.

Staff utilized the PMP 2020 to prepare plans and specifications for the PMP 2024 Street Resurfacing Project (Project), which includes resurfacing approximately twenty-eight (28) lane miles of streets, selective replacement of curb and gutter, and striping replacement. Additionally, the Project includes resurfacing employee and customer parking lots and the brine cap at the Wastewater Treatment Facility. All known utility agencies operating within the City have been contacted to coordinate construction activities within the Project limits.

Staff prepared plans and specifications and advertised the Project for bidding. On August 22, 2024, the City Clerk's office received and opened the following three (3) bids for the Project:

BID OPENING REPORT SUMMARY	
Bidders	**Bid Amount**
Matich Corporation, Highland, CA	$4,667,377.00
R.J. Noble Company, Orange, CA	*$6,045,245.35
All American Asphalt, Corona, CA	*$6,071,228.60

*An arithmetic error was discovered in the bid proposal. The total bid amount was corrected and highlighted in the attached bid analysis to identify arithmetic errors. The errors did not affect ranking.

Each bid was reviewed by staff to determine responsiveness to bid requirements and Matich Corporation was determined to be the lowest responsive bidder. Staff recommends awarding a Public Works Contract to Matich Corporation for an amount not-to-exceed $4,677,377. The Project will be completed within one hundred ten (110) working days after the date of issuance of a Notice to Proceed to the Contractor.

This project is categorically exempt from environmental review in accordance with Section 15301 of the State's guidelines implementing the California Environmental Quality Act as the Project involves rehabilitation and maintenance of existing streets and there is no expansion to the existing use.

ALTERNATIVES:

City Council may deny the staff recommendation and provide alternate direction.

STRATEGIC PLAN:

Priority D:
Objective 3. Infrastructure - Engineer and construct transportation facilities to accommodate all potential users – motorists, cyclists and pedestrians.

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
Goutam K. Dobey, City Engineer

PREPARED BY:
Gerard Nepomuceno, Civil Engineer

Fiscal Impact

Fiscal Year:	FY 24/25
Appropriation Required Y/N:	Yes
Amount:	$815,066
Budgeted Y/N:	Yes
Account No.:	211910; 521910
Discussion:	

The total cost of the Project is $4,677,377. Portions of the Project include street reconstruction within San Bernardino County rights-of-way. This construction cost, estimated to be $815,066, is not included in the MUED budget. The City is required to pay this construction cost up front and will be reimbursed by San Bernardo County in accordance with the approved cost share agreement. Staff recommends City Council approval of an additional appropriation of $815,066 from the unassigned PARIS Fund (211) to reconcile this unanticipated up front expense. The costs for the remaining Project elements are included in the approved MUED budget.

Attachments

A. Matich Public Works Contract
B. Bid Opening Report
C. Bid Analysis
D. Location Map
E. Additional Appropriation Form
PMP Plans
PMP Specifications

PUBLIC WORK CONSTRUCTION CONTRACT

This Public Work Construction contract ("Contract") is made and entered into this 1st day of October, 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 Matich Corporation, 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: PMP 2024 Street Resurfacing Project, complete all items as required by the Contract Documents (as herein defined) and Specifications for City's PMP 2024 Street Resurfacing Project, Project No. 211010 (the "Work").

2. **CONTRACT SUM:** City shall pay Contractor the sum of Four Million Six Hundred Seventy Seven Thousand Three Hundred Seventy Seven Dollars ($4,677,377) 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 ten (110) 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 one thousand dollars ($1000) 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 one thousand dollars ($1000) 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)

_____Matich Corporation_____
Name of Contractor

By:_____
Signature of Authorized Agent

Jason G. Jones, Vice president_____
Title

_____
Signature of Authorized Agent (if necessary)

_____
Title

_____
Contractor's License No.

WORKER'S COMPENSATION INSURANCE CERTIFICATION

Description of Contract: City of Redlands
Municipal Utilities and Engineering Department
PMP 2024 Street Resurfacing Project
Project No. 211010

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.

Dated this _____ day of _____, 2024.

Matich Corporation_____
(Contractor)

_____
(Signature)
Jason G. Jones, Vice President_____
(Official Title)

(SEAL)

(Labor Code Section 1861 provides that the above certificate must be signed and filed by the Contractor with the Owner prior to performing the work of the contract.)

FAITHFUL PERFORMANCE BOND

Whereas, the City of Redlands ("City"), State of California, and Matich Corporation (hereinafter designated as "Principal") have entered into an agreement dated October 1, 2024 ("Agreement") whereby Principal agrees to install and complete certain public improvements (the "Work"), which said Agreement is identified as PMP 2024 Street Resurfacing Project, Project No. 211010 and is hereby referred to and made a part hereof; and

Whereas, said Principal is required under the terms of the Agreement to furnish a bond for the faithful performance of the Work, now, therefore, we, the Principal and, _____, as Surety, are held and firmly bound unto the City in the penal sum of Four Million Six Hundred Seventy Seven Thousand Three Hundred Seventy Seven Dollars ($4,677,377) lawful money of the United States, for the payment of which sum we bind ourselves, and our heirs, successors, executors and administrators, jointly and severally, firmly by these presents.

The condition of this obligation is such that if the above bounded Principal, his or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and provisions in the Agreement and any alteration thereof made as therein provided, on his or its part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall faithfully fulfill the one-year guarantee of all materials and workmanship, and shall defend, indemnify and save harmless the City and its elected officials, officers, agents and employees, as therein stipulated, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

As a part of the obligation secured hereby and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorneys' fees, incurred by the City in successfully enforcing such obligations, all to be taxed as costs and included in the judgment rendered.

As a condition precedent to the satisfactory completion of the Work, the above obligation shall hold good for a period of one (1) year or longer if required by the Agreement after the acceptance of the work by the City, during which time if the Principal shall fail to make full, complete, and satisfactory repair and replacements and totally protect the City from loss or damage made evident during this period from the date of completion of the Work, and resulting from or caused by defective materials or faulty workmanship, the above obligation in penal sum thereof shall remain in full force and effect. The obligations of Surety hereunder shall continue so long as any obligation of the Principal remains.

Whenever the Principal shall be, and is declared by the City to be, in default under the Agreement, the City having performed the City obligations thereunder, the Surety shall promptly remedy the default, or shall promptly, at the City's option:

1. Complete the Work in accordance with its terms and conditions; or

2. Obtain a bid or bids for completing the Work in accordance with its terms and conditions, and upon determination by Surety of the lowest responsive and responsible bidder, arrange for a contract between such bidder and the City, and make available as work progresses sufficient funds to pay the cost of completion of the Work less the balance of the Agreement price, but not exceeding, including other costs and damages for which Surety may be liable hereunder, the

amount set forth above. The term "balance of the Agreement price," as used in this paragraph, shall mean the total amount payable to the Principal by the City under the Agreement and any modifications thereto, less the amount previously properly paid by the City to the Principal.

Surety expressly agrees that the City may reject any contractor or subcontractor which may be proposed by Surety in fulfillment of its obligations in the event of default by the Principal.

Surety shall not utilize the Principal in completing the Work nor shall Surety accept a bid from the Principal for completion of the Work if the City, when declaring the Principal in default, notifies Surety of the City's objection to the Principal's further participation in the completion of the Work.

No right of action shall accrue on the bond to or for the use of any person or corporation other than the City named herein or the successors or assigns of the City. Any suit under this bond must be instituted within the applicable statute of limitations period.

The said Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Agreement or to the work to be performed thereunder or the Specifications accompanying the same shall in any way affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Agreement or to the work or to the specifications.

No final settlement between the City and the Principal shall abridge the right of any beneficiary hereunder whose claim may be unsatisfied.

The Principal and Surety agree that if the City is required to engage the services of any attorney in connection with the enforcement of this bond, each shall pay the City's reasonable attorneys' fees incurred, with or without suit, in addition to the above sum.

In witness whereof, this instrument has been duly executed by the Principal and Surety above named, on _____, 2024.

(SEAL)	(SEAL)
_____	_____
(Contractor)	(Surety)
_____	BY: _____
(Signature)	(Signature)
	Address:_____
	_____
(Seal and Notarial Acknowledgment of Surety)	Telephone ( )_____

LABOR AND MATERIAL BOND

Whereas, the City Council of the City of Redlands, State of California, and Matich Corporation (hereinafter designated as "Principal") have entered into an agreement (the "Agreement") whereby Principal agrees to install and complete certain designated public improvements (the "Work"), which said agreement, dated October 1, 2024, and identified as PMP 2024 Street Resurfacing Project, Project No. 211010 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 million six hundred seventy seven thousand three hundred seventy seven dollars ($4,677,377) 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 _____, 2024.

(SEAL)	(SEAL)
_____	_____
(Contractor)	(Surety)
_____	BY: _____
(Signature)	(Signature)
	Address:_____
(Seal and Notarial Acknowledgement of Surety)	_____
	Telephone: ( )_____

CITY OF REDLANDS
OFFICE OF THE CITY CLERK
BID OPENING REPORT

The following bids were opened on the **22nd day of August 2024 at 2:00 p.m.** on behalf of the Municipal Utilities and Engineering Department for **PMP 2024 Street Resurfacing Project.** 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 Signed	Bid Bond	Addenda Acknowledged (7)	Total Bid Amount
1	Matich Corporation, Highland, CA	Yes	Yes	Yes	$4,677,377.00
2	R.J. Noble Company, Orange, CA	Yes	Yes	Yes	$6,387,249.05
3	All American Asphalt, Corona, CA	Yes	Yes	Yes	$6,462,070.60

Jeanne Donaldson, City Clerk
City of Redlands, California

Emailed: Councilmembers,
City Manager, PIO, Press
Department Head: John Harris
Staff: Johana Silva; Goutam Dobey

CITY OF REDLANDS

MUNICIPAL UTILITIES & ENGINEERING DEPARTMENT

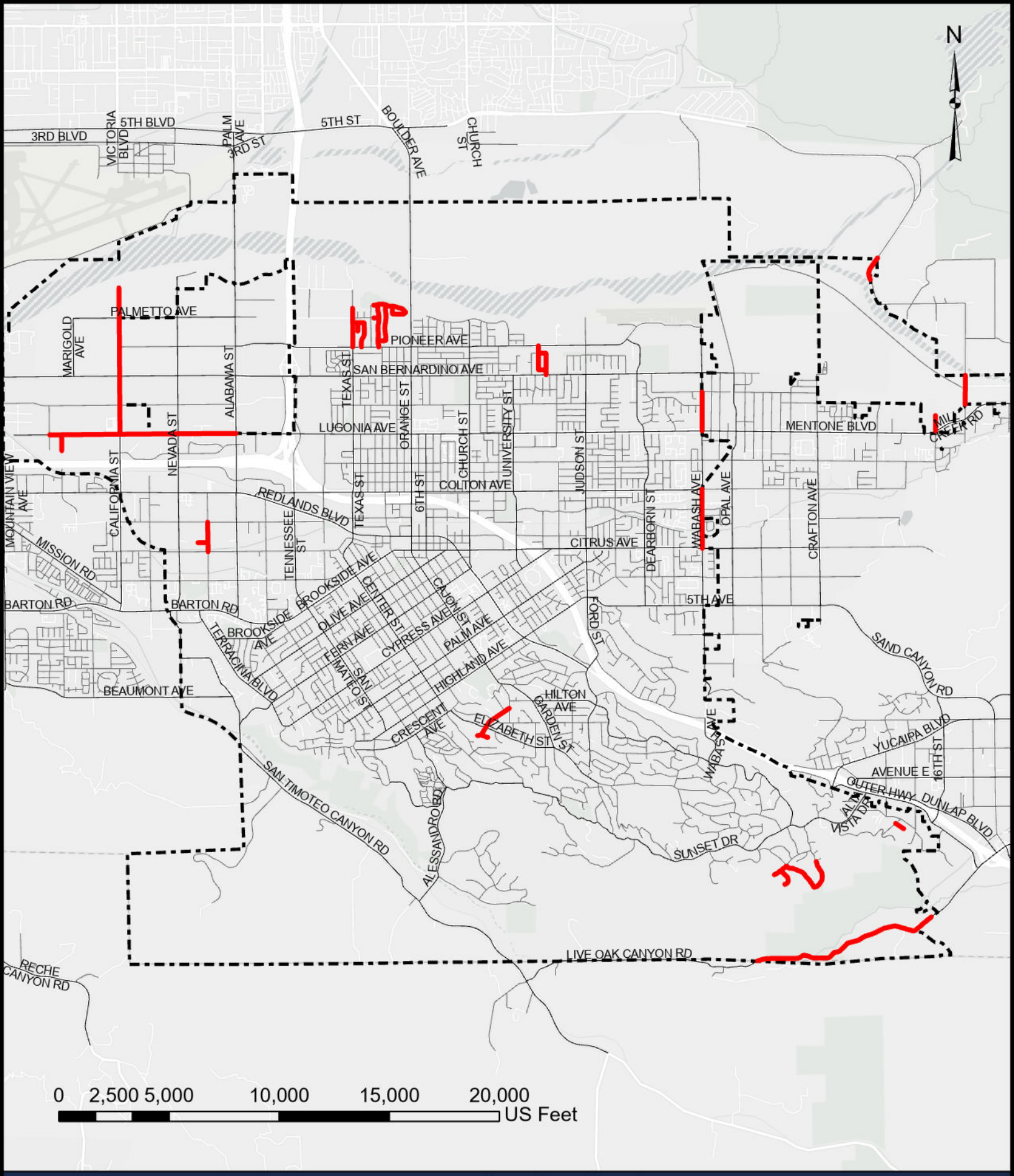
BID ANALYSIS

PROJECT NO. 211010 — BID DATE: 22-Aug-2024

PMP 2024 Street Resurfacing Project — EST. START DATE: 7-Oct-2024

Item No.	Bid Item	Quantity	Unit	Matich Corporation		R.J. Noble Company		All American Asphalt	
				Unit Price	Item Price	Unit Price	Item Price	Unit Price	Item Price
1	Mobilization (Maximum 5% of total bid price)	1	LS	$233,000.29	$233,000.29	$280,000.00	$280,000.00	$315,000.00	$315,000.00
2	SWPPP	1	LS	$8,900.00	$8,900.00	$115,000.00	$115,000.00	$15,000.00	$15,000.00
3	Survey	1	LS	$45,000.00	$45,000.00	$100,000.00	$100,000.00	$50,000.00	$50,000.00
4	Crack Seal/Fill and Slurry Seal (Type II)	92,644	SY	$2.73	$252,918.12	$3.00	$277,932.00	$3.30	$305,725.20
5	0.1' AC Grind and 0.1' AC Overlay	1,840	SY	$11.50	$21,160.00	$33.00	$60,720.00	$29.00	$53,360.00
6	2" AC Grind and 2" AC Overlay	125,100	SY	$12.80	$1,601,280.00	$17.30	$2,164,230.00	$18.00	$2,251,800.00
7	3.5" AC Grind and 3.5" AC Overlay	19,768	SY	$22.70	$448,733.60	$32.00	$632,576.00	$32.00	$632,576.00
8	3" AC Remove and Replace	1,240	SY	$42.60	$52,824.00	$59.00	$73,160.00	$58.00	$71,920.00
9	Pulverize top 9" to place 3" AC over 9" FDR-25	33,721	SY	$5.70	$192,209.70	$6.40	$215,814.40	$7.00	$236,047.00
10	Asphalt Concrete	5,463	TON	$97.00	$529,911.00	$110.00	$600,930.00	$130.00	$710,190.00
11	Leveling	2,000	TON	$108.00	$216,000.00	$145.00	$290,000.00	$145.00	$290,000.00
12	R/R PCC Curb and Gutter	335	LF	$143.00	$47,905.00	$160.00	$53,600.00	$150.00	$50,250.00
13	R/R Rock Curb and Gutter	1,370	LF	$178.00	$243,860.00	$200.00	$274,000.00	$275.00	$376,750.00
14	Adjust Manhole w/ Concrete Collar	59	EA	$1,770.00	$104,430.00	$1,600.00	$94,400.00	$1,765.00	$104,135.00
15	Adjust Valve Cover (Circular)	230	EA	$123.00	$28,290.00	$900.00	$207,000.00	$235.00	$54,050.00
16	Replace Valve Can & Cover (Triangular)	10	EA	$210.00	$2,100.00	$300.00	$3,000.00	$1,625.00	$16,250.00
17	Install Blue/yellow RPM	78	EA	$8.00	$624.00	$8.00	$624.00	$9.00	$702.00
18	Replace Traffic Loops	28	EA	$460.00	$12,880.00	$475.00	$13,300.00	$500.00	$14,000.00
19	STOP & Misc. Legend (Thermo)	156	EA	$180.00	$28,080.00	$190.00	$29,640.00	$195.00	$30,420.00
20	24" Solid White/Yellow Stripe (Thermo)	297	LF	$6.00	$1,782.00	$7.00	$2,079.00	$7.00	$2,079.00
21	12" Solid White/Yellow Stripe (Thermo)	4,143	LF	$3.00	$12,429.00	$3.25	$13,464.75	$3.00	$12,429.00
22	8" Solid White Stripe (Thermo)	4,480	LF	$1.00	$4,480.00	$1.05	$4,704.00	$1.00	$4,480.00
23	6" Double Yellow Stripe (Thermo)	16,864	LF	$1.40	$23,609.60	$1.50	$25,296.00	$1.50	$25,296.00
24	6" Solid White Stripe (Thermo)	24,107	LF	$0.71	$17,115.97	$0.75	$18,080.25	$0.75	$18,080.25
25	6" Skip White/Yellow Stripe (Thermo)	27,246	LF	$0.71	$19,344.66	$0.75	$20,434.50	$0.75	$20,434.50
26	4" Solid White/Yellow Stripe (Thermo)	116	LF	$0.66	$76.56	$0.75	$87.00	$0.70	$81.20
27	Centerline Rumble Strip	8,491	LF	$3.50	$29,718.50	$3.75	$31,841.25	$3.75	$31,841.25
28	Two-way Left Turn	3,086	LF	$2.50	$7,715.00	$2.70	$8,332.20	$2.70	$8,332.20
29	Export Roadway Material	2,000	CY	$55.00	$110,000.00	$105.00	$210,000.00	$60.00	$120,000.00
30	Unforeseen work not covered in all other bid iter	1	LS	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00
31	Demobilization	1	LS	$181,000.00	$181,000.00	$25,000.00	$25,000.00	$50,000.00	$50,000.00
	Last Minute Additions/Deductions				$0.00		$0.00		$0.00
	Total Bid Price				**$4,677,377.00**		**$6,045,245.35**		**$6,071,228.60**

		Multiplication error on Bid Item 6. Total is corrected per item unit price	Multiplication error on Bid Item 6. Total is corrected per item unit price
License Status	Active	Active	Active
Sub's License Status	Active	Active	Active
Bid Bond Company	Liberty Mutual Insurance	Western Surety Company	Fidelity and Deposit Co. of Maryland
Submitted Entire Bid Package	Yes	Yes	Yes
Submitted Sub's Qualification Statement	Yes	Yes	Yes
DIR Status	Active	Active	Active
Error in Bid	No	Yes	Yes



City of Redlands

PMP 2024 STREET RESURFACING PROJECT LOCATION MAP

Author: Redlands GIS **Date:** 8/26/2024

CITY OF REDLANDS
REQUEST FOR ADDITIONAL APPROPRIATION

DATE OF REQUEST: 8/23/2024

FINANCE USE ONLY
TRANSACTION NO:
ACCOUNTING PERIOD:

An additional appropriation is hereby requested as follows:

Department: MUED

EXPENDITURE APPROPRIATION INCREASE (if applicable)				
Account Description	**Orgkey**	**Object Code**	**Job Ledger (If applicable)**	**Amount**
Street Construction	211910	8403	211010	$815,066
				$ 815,066 -

REVENUE APPROPRIATION INCREASE (if applicable)				
Account Description	**Orgkey**	**Object Code**	**Job Ledger (If applicable)**	**Amount**
Cost Recovery/Reimbursed Exp	211910	4415	211010	$815,066
				$ 815,066 -

JUSTIFICATION: Additional funding is required to complete the PMP 2024 Street Resurfacing Project. This fund will be reimbursed by the County of San Bernardino per cost share agreement.

Requested By: _____
Department Head

Recommended By Finance Director:

Yes _____ No _____ Signed _____

Comments: _____

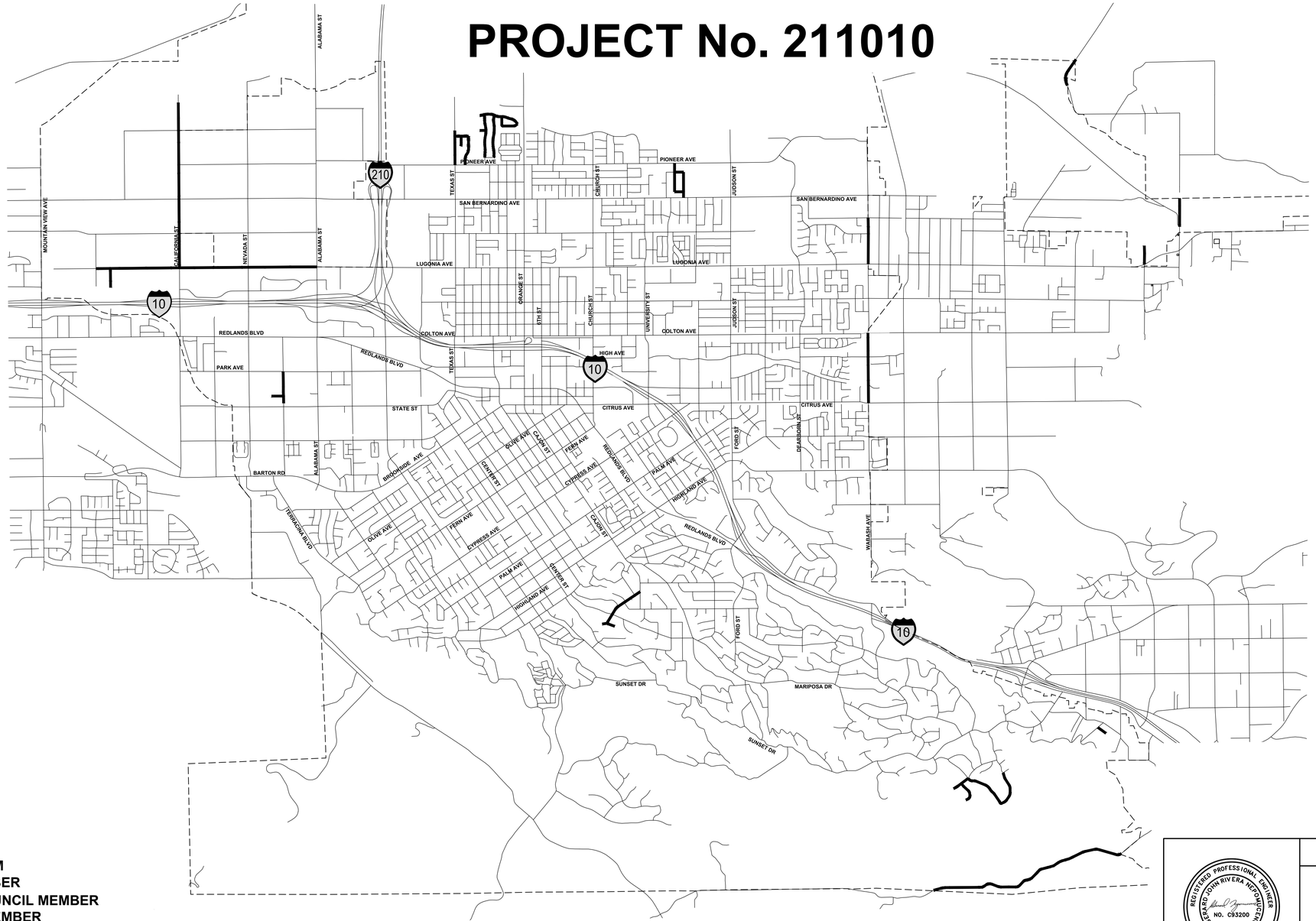
Recommended: _____
City Manager

Approved by City Council:

Date: _____

Signed: _____
City Clerk

CONSTRUCTION PLANS FOR
CITY OF REDLANDS
PMP 2024 STREET RESURFACING PROJECT
PROJECT No. 211010



SHEET INDEX:

SHEET NO.	DESCRIPTION
1	TITLE SHEET & VICINITY MAP
2	INDEX MAP
3	NOTES AND DETAILS
4	QUANTITIES TABLES
5–10	STREET SEGMENTS LAYOUT
–	PROSPECT DR. EXHIBIT
–	STD. DWG. NO. 129–0

CITY COUNCIL:

EDDIE TEJEDA, MAYOR
PAUL BARICH MAYOR PRO TEM
DENISE DAVIS, COUNCIL MEMBER
JENNA GUZMAN-LOWERY, COUNCIL MEMBER
MARIO SAUCEDO, COUNCIL MEMBER

CITY CLERK:

JEANNE DONALDSON, CITY CLERK

CITY STAFF:

CHARLES M. DUGGAN, JR., CITY MANAGER

NORTH

VICINITY MAP
NTS

REGISTERED PROFESSIONAL ENGINEER
GERARD JOHN RIVERA NEPOMUCENO
NO. C93200
CIVIL
STATE OF CALIFORNIA

Letter	Description	Date	Initial	Initial	Initial

Revisions

CITY OF REDLANDS
Municipal Utilities and Engineering Department

PMP 2024 STREET RESURFACING PROJECT
PROJECT NO. 211010
TITLE SHEET

Designed by: GN
Date: 7/2024
Checked by: GN
Date: 7/2024
Drawn by: GN
Date: 7/2024
Checked by: GKD
Date: 7/2024

Reviewed By: 7/15/2024
Gerard J. Nepomuceno, Civil Engineer, R.C.E. 93200
Approved By: 7/15/2024
Goutam K. Dobey, City Engineer, R.C.E. 75646 Date

Sheet 1 of 10 Sheets
Scale: Horiz. AS SHOWN
Vert. AS SHOWN

2434-ST-01/10

\\Res\Engineering\Capital Projects\2434 PMP RESURFACING\PMP 2024 Street Resurfacing Project\6 DESIGN\~2434-ST PLANS.dwg

Legend

- Crack Seal/Fill and Slurry Seal Type II
- 2" AC Grind and 2" AC Overlay
- 3" AC Remove and Replace
- Pulverize 9" and Place 3" AC Over FDR-25
- Redlands

N
W E
S

PROJECT INDEX MAP

NTS

Letter	Description	Date	Initial	Initial	Initial

Revisions

REGISTERED PROFESSIONAL ENGINEER
GERARD JOHN RIVERA NEPOMUCENO
NO. C93200
CIVIL
STATE OF CALIFORNIA

CITY OF REDLANDS
Municipal Utilities and Engineering Department

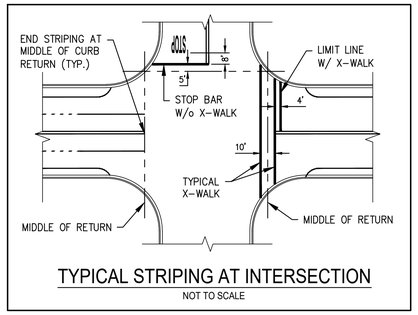
PMP 2024 STREET RESURFACING PROJECT
PROJECT NO. 211010
INDEX MAP

Designed by: GN
Date: 7/2024
Checked by: GN
Date: 7/2024
Drawn by: GN
Date: 7/2024
Checked by: GKD
Date: 7/2024

Reviewed By: 7/15/2024
Gerard J. Nepomuceno, Civil Engineer, R.C.E. 93200
Approved By: 7/15/2024
Goutam K. Dobey, City Engineer, R.C.E. 75646 Date

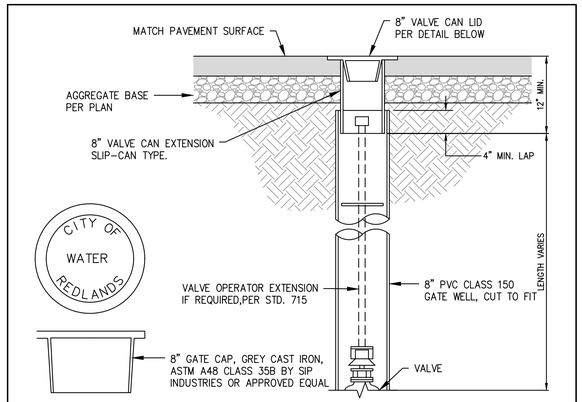
Sheet 2 of 10 Sheets
Scale: Horiz. AS SHOWN
Vert. AS SHOWN

2434-ST-02/10



TYPICAL STRIPING AT INTERSECTION

NOT TO SCALE



WATER VALVE CAN DETAIL

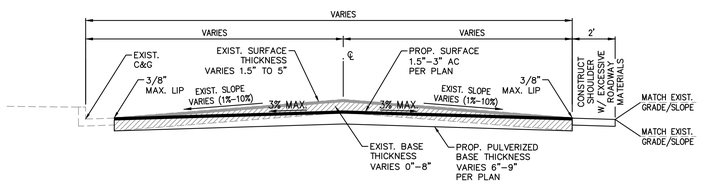
SCALE: N.T.S.

NOTES

1. VALVE CANS SHALL NOT BE LOCATED IN A GUTTER OR CROSS GUTTER.
2. WHERE DEPTH TO VALVE OPERATOR IS GREATER THAN 6 FEET INSTALL AN OPERATOR EXTENSION.
3. ALL MAIN LINE VALVE LIDS SHALL BE PAINTED BLUE BY CONTRACTOR.
4. ALL FIRE HYDRANT VALVE LIDS SHALL BE PAINTED RED BY CONTRACTOR.

GENERAL NOTES (STREET)

1. ALL STRIPING AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH THE CURRENT EDITION OF THE TRAFFIC MANUAL, PUBLISHED BY THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION.
2. ALL EXISTING SIGNING, STRIPING, AND PAVEMENT MARKINGS, IF REMOVED/OBLITERATED, SHALL BE REPLACED/RESTORED OF SAME KIND, AND IN CONFORMANCE WITH THE CURRENT EDITION OF THE TRAFFIC MANUAL, PUBLISHED BY THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION.
3. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER TO SCHEDULE CITY PERSONNEL FOR A FINAL INSPECTION AND APPROVAL OF TRAFFIC CONTROL DEVICES PRIOR TO PROJECT ACCEPTANCE.
4. ALL CONSTRUCTION SIGNS SHALL BE BLACK ON ORANGE BACKGROUND WITH HIGH INTENSITY (FHWA TYPE III) REFLECTIVE SHEETING.
5. ALL CONSTRUCTION SIGNING SHALL BE IN CONFORMANCE WITH THE CURRENT EDITION OF THE MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES. PUBLISHED BY THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION.
6. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL TRAFFIC CONTROL DEVICES AS NECESSARY FOR PUBLIC SAFETY. ALL WORK WITHIN 6-FEET OF THE SHOULDER WILL REQUIRE CLOSURE OF THE SHOULDER. ALL WORK WITHIN 6-FEET OF THE TRAVELED WAY WILL REQUIRE CLOSURE OF THAT LANE.
7. ALL CONFLICTING SIGNS SHALL BE REMOVED OR RELOCATED BY THE CONTRACTOR. RELOCATABLE SIGNS SHALL BE INSTALLED AS SPECIFIED ON THE PLANS OR AS DETERMINED IN THE FIELD BY THE CITY ENGINEER.
8. ALL WORK SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK)", 2021 EDITION, THE "STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION", 2021 EDITION, AND THE CITY OF REDLANDS STANDARD SPECIFICATIONS. ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE MUNICIPAL UTILITIES & ENGINEERING DIRECTOR OR APPOINTED REPRESENTATIVE.
9. IF ANY DAMAGE OCCURS AS A RESULT OF THIS PROJECT, THE CONTRACTOR IS RESPONSIBLE TO REPAIR AT HIS EXPENSES.
10. EXISTING STRIPING SHALL BE REMOVED AND REPLACED AS NECESSARY. NEW STRIPING AND PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE STRIPING PLANS APPROVED BY THE MUNICIPAL UTILITIES & ENGINEERING DIRECTOR OR APPOINTED REPRESENTATIVE.
11. SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE THE "ENCROACHMENT PERMIT" WILL BE VALID. FOR YOUR DIG ALERT ID NUMBER, CALL UNDERGROUND SERVICE ALERT (TOLL FREE) AT 1-800-227-2600, TWO WORKING DAYS BEFORE YOU DIG.
12. PRIOR TO ROAD CONSTRUCTION, SURVEY MONUMENTS SHALL BE REFERENCED OUT AND CORNER RECORDS FILED WITH THE COUNTY SURVEYOR. SURVEY POINTS DESTROYED DURING CONSTRUCTION SHALL BE RESET, AND A SECOND CORNER RECORD FILED FOR THOSE POINTS PRIOR TO COMPLETION AND ACCEPTANCE OF THE PROJECT.
13. USE BEST MANAGEMENT PRACTICES (BMP) TO PREVENT AND CONTAIN ANY ILLEGAL DISCHARGES IN ACCORDANCE WITH CHAPTER 13.54 OF THE MUNICIPAL CODE AND THE TERMS OF NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PROGRAM. THIS IS TO REMAIN IN EFFECT FOR THE ENTIRE DURATION OF PROJECT CONSTRUCTION TO ITS COMPLETION AND ACCEPTANCE BY CITY.
14. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL/DETOUR PLAN TO THE ENGINEER FOR APPROVAL. ALL APPROVED CONSTRUCTION SIGNAGE SHALL BE IN PLACE PRIOR TO THE START OF WORK.
15. THE CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF QUANTITIES BEFORE SUBMITTING HIS BID. ANY ITEM OR WORK REQUIRED BY THESE PLANS WHICH IS NOT SPECIFICALLY LISTED IN THE ESTIMATE OF QUANTITIES SHALL BE CONSIDERED AS INCLUDED IN THE ITEMS OF WORK.
16. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ACCURATE "RECORD" DRAWINGS TO THE CITY UPON COMPLETION OF CONSTRUCTION.
17. RESURFACING WORK WITHIN TEN FEET OF ANY RAILROAD X-ING, BRIDGE AND/OR SHALLOW (1-1/2' OR LESS COVER) UNDERGROUND STRUCTURES SHALL BE GRIND & OVERLAY OPERATION INSTEAD OF PULVERIZATION (IF SPECIFIED). THICKNESS OF AC LAYER SHALL BE AS SPECIFIED IN THE PLAN.
18. ALL DELINEATORS, SIGNS, TRAFFIC CONES SHALL BE IN NEW CONDITION.
19. ALL UTILITY LINES, INCLUDING IRRIGATION AND STORM DRAIN LINES SHOWN ARE APPROXIMATE AND INTENDED FOR REFERENCE ONLY. CONTRACTOR TO POTHOLE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY IF CONFLICTS ARISE. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR UTILITY CONFLICTS IF NOT FIELD LOCATED PRIOR TO START OF CONSTRUCTION.
20. THE EXISTENCE AND APPROXIMATE LOCATIONS OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. THE CIVIL ENGINEER ASSUMES NO LIABILITY AS TO THE EXACT LOCATION OF SAID LINES NOR FOR UTILITY OR IRRIGATION LINES WHOSE LOCATIONS ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY AND IRRIGATION COMPANIES PRIOR TO WORK OR EXCAVATION TO DETERMINE THE EXACT LOCATIONS OF ALL LINES AFFECTING THIS WORK, WHETHER OR NOT SHOWN HEREON, AND FOR ANY DAMAGE OR PROTECTION TO THESE PLANS.



TYPICAL STREET SECTION

SCALE: 1" = 5'

NOTE:

1. EXISTING CROSS SLOPE VARIES FROM 1% TO 10%. AS A RESULT, EVERY FDR-25/FDR-200 STREET REQUIRES EXPORT IN ORDER TO ACHIEVE 3% MAX. CROSS SLOPE.
2. CROSS SLOPE SHALL BE 2% MINIMUM AND SHALL NOT EXCEED 3%.
3. CROWN ELEVATION MUST BE AT LEAST 1.5" BELOW TOP OF CURB ELEVATION.
4. WHERE OFFSET CURB IS PRESENT, THE CROWN ELEVATION MUST BE AT LEAST 1.5" BELOW TOP OF CURB ELEVATION OF THE HIGHER SIDE OF THE STREET.
5. WHERE OFFSET CURB IS PRESENT, CROSS SLOPE OF THE HIGHER SIDE SHALL BE 1% MINIMUM.
6. ANY DEVIATION FROM THE ABOVE REQUIREMENTS SHALL BE APPROVED BY THE CITY STAFF.
7. STREET WITH NO CURB & GUTTER OR NO AC BERM, CONSTRUCT 2-FT SHOULDER AREA WITH EXCESSIVE ROADWAY MATERIAL WHERE FEASIBLE AND MATCH EXISTING GRADE/SLOPE. 90% COMPACTION SHALL BE ACHIEVED WITHIN SHOULDER AREA.
8. CONTRACTOR SHALL IDENTIFY THESE AREA WHERE TO BUILD SHOULDER DURING CONSTRUCTION.

GENERAL NOTES (STRIPING & MARKINGS)

1. ALL STRIPING AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH THE CURRENT EDITION OF THE TRAFFIC MANUAL PUBLISHED BY THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION.
2. ALL EXISTING SIGNING, STRIPING, AND PAVEMENT MARKINGS NOT SHOWN ON THE PLANS, IF REMOVED/OBLITERATED, SHALL BE REPLACED/RESTORED OF SAME KIND, AND IN CONFORMANCE WITH THE CURRENT EDITION OF THE TRAFFIC MANUAL PUBLISHED BY THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION.
3. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER TO SCHEDULE CITY PERSONNEL FOR A FINAL INSPECTION AND APPROVAL OF TRAFFIC CONTROL DEVICES PRIOR TO PROJECT ACCEPTANCE.
4. ALL CONSTRUCTION SIGNS SHALL BE BLACK ON ORANGE BACKGROUND WITH HIGH INTENSITY (FHWA TYPE III) REFLECTIVE SHEETING.
5. ALL CONSTRUCTION SIGNING SHALL BE IN CONFORMANCE WITH THE CURRENT EDITION OF THE MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES PUBLISHED BY THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION.
6. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL TRAFFIC CONTROL DEVICES AND NECESSARY TO MAINTAIN PUBLIC SAFETY. ALL WORK WITHIN 6-FEET OF THE SHOULDER WILL REQUIRE CLOSURE OF THE SHOULDER. ALL WORK WITHIN 6-FEET OF THE TRAVELED WAY WILL REQUIRE CLOSURE OF THAT LANE.
7. ALL WORK SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK)", 2021 EDITION, THE "STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION", 2021 EDITION, AND THE CITY OF REDLANDS STANDARD SPECIFICATIONS. ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE MUNICIPAL UTILITIES & ENGINEERING DIRECTOR OR APPOINTED REPRESENTATIVE.

SPECIAL NOTES

1. SEWER AND SD MANHOLE, WATER GATE VALVE BOX AND COVER IN THE SLURRY SEAL PORTION OF THE ROADWAY MAY NOT REQUIRE FIELD ADJUSTMENTS BUT MAY REQUIRE CLEAN UP.
2. APPROXIMATE LOCATION FOR DRIVEWAY APPROACH, X-GUTTER AND ADA RAMP ARE SHOWN ON PLAN. THE EXACT LOCATION WILL BE VERIFIED IN THE FIELD.
3. CONTRACTOR SHALL INCLUDE COMPENSATION FOR INSTALLATION AND RELOCATION OF INFORMATION SIGNS IN THE MOBILIZATION ITEM AS NECESSARY.
4. DURING PULVERIZATION IF MACADAM IS DISCOVERED IN THE ROAD, RESURFACING METHOD SHALL BE CHANGED TO GRIND & OVERLAY WITH THE APPROVAL OF CITY STAFF. PAYMENT SHALL BE MADE PER BID UNIT COST OF THE METHOD CHANGED TO BUT NO ADDITIONAL MONETARY COMPENSATION WILL BE ALLOWED FOR DELAY IN PAVING AND/OR PRODUCTION LOSS.
5. REPAIR AND REPLACE 2' OF AC GUTTER PAN ALONG EXISTING AC DIKE LOCATIONS.

LEGENDS/ MARKINGS	MUTCD STANDARD	QUANTITIES
STOP	FIGURE 3B-23 (CA)	34 EA
AHEAD	FIGURE 3B-23 (CA)	13 EA
SLOW	FIGURE 3B-23 (CA)	2 EA
XING	FIGURE 3B-23 (CA)	3 EA
SIGNAL	FIGURE 3B-23 (CA)	9 EA
SCHOOL	FIGURE 3B-23 (CA)	2 EA
	FIGURE 3B-24 (CA) TYPE IV (L)	50 EA
	FIGURE 3B-24 (CA) TYPE IV (R)	21 EA
	FIGURE 3B-24 (CA) TYPE VI (R)	4 EA
	FIGURE 3B-24 (CA) TYPE II (R)	1 EA
	FIGURE 3B-24 (CA) TYPE II (L)	2 EA
	FIGURE 9C-3 (CA)	6 EA
40	FIGURE 3B-23 (CA)	4 EA
45	FIGURE 3B-23 (CA)	3 EA
▼▼▼▼▼▼▼▼	FIGURE 3B-16 (CA)	2 EA
	TOTAL	156 EA

GENERAL NOTES (SEWER)

1. SEWER INSTALLATION IS TO BE IN ACCORDANCE WITH THESE PLANS AND THE STANDARD SPECIFICATIONS AND DETAIL DRAWINGS OF THE CITY OF REDLANDS LATEST REVISION THEREOF. IF ANY CONFLICTS ARISE SEE SECTION 2-5.2 OF THE GENERAL CONDITIONS.
2. ALL SEWER PIPE ELEVATIONS GIVEN REFER TO THE FLOWLINE INVERT ELEVATIONS.
3. PVC SEWER IS NOT PERMITTED ON ANY HORIZONTAL OR VERTICAL CURVE AND MUST BE LAID STRAIGHT BETWEEN STRUCTURES.
4. SEWER LATERALS SHALL BE CLEARLY MARKED WITH A 3-INCH TALL "S" CHISELED OR STAMPED IN THE CURB FACE.
5. REQUIRED SEPARATION OF THE WATER AND SEWER MAINS AND LATERALS SHALL BE STRICTLY ADHERED TO. INSTALLATION SHALL COMPLY WITH THE STATE DEPARTMENT OF HEALTH REGULATIONS AND THE DETAIL PROVIDED ON THIS SHEET.
6. SEWER LATERAL LOCATIONS SHALL NOT BE CHANGED MORE THAN 3 FEET (HORIZONTAL) WITHOUT AUTHORIZATION FROM THE CITY.
7. A MANDREL TEST SHALL BE PERFORMED BY THE CONTRACTOR IN THE PRESENCE OF THE CITY INSPECTOR IN ACCORDANCE WITH THE CITY OF REDLANDS SANITARY SEWER SYSTEMS STANDARD SPECIFICATIONS. THE MANDREL, SHALL BE SUPPLIED BY THE CONTRACTOR, APPROVED BY THE CITY OF REDLANDS AND SHALL BE PULLED THROUGH THE PIPE BY HAND.
8. PRIOR TO PAVING OF STREETS OVER A NEW SEWER MAIN, ALL COMPACTION TESTS, AIR TESTS, MANDREL TESTS SHALL BE COMPLETED AND APPROVED BY THE CITY AND A COMPLETE SET OF AS-BUILT DRAWINGS SUBMITTED TO THE MUNICIPAL UTILITIES AND ENGINEERING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION OF THE AS-BUILT DRAWINGS.
9. MANHOLE RIM ELEVATIONS INDICATED HEREON ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL RIMS TO FINAL FINISH GRADE, IN COORDINATION WITH STREET IMPROVEMENTS.
10. CLEAN, HAUL, DISPOSE OF EXISTING PIPES, APPURTENANCES, MANHOLES PER SPECIFICATIONS. CONTRACTOR RESPONSIBLE FOR ALL APPLICABLE REGULATIONS AND WORKER SAFETY.
11. AFTER SEWER CONSTRUCTION IS SUBSTANTIALLY COMPLETE, BUT PRIOR TO FINAL APPROVAL, CONTRACTOR SHALL PROVIDE AN INTERNAL DIGITAL VIDEO RECORDING OF THE ENTIRE PIPE REACHES INSTALLED IN ACCORDANCE WITH SECTION 500-1.1.5.
12. CONTRACTOR SHALL PROTECT ALL SURVEY MONUMENTS AND SHALL PAY ALL COSTS TO RE-ESTABLISH ANY MONUMENTS DESTROYED OR DISTURBED DURING THE COURSE OF CONSTRUCTION. ALL WORK SHALL BE PERFORMED BY OR UNDER THE DIRECT SUPERVISION OF A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF CALIFORNIA AND PER SPECIFICATIONS.
13. ALL STATIONING IS BASED ON THE CENTERLINE OF THE STREET, UNLESS OTHERWISE INDICATED.
14. THE PLANS WERE PREPARED USING DATA FROM THE CITY OF REDLANDS GIS DEPARTMENT, THEREFORE CENTERLINE AND PARCEL LINES ARE APPROXIMATE AND FOR REFERENCE ONLY. THE CONTRACTOR SHALL ESTABLISH THE CENTERLINE OF ALL STREETS BY RECORD MAPS FOR ALL REQUIRED CONSTRUCTION STAKING. NO ADDITIONAL COMPENSATION WILL BE PROVIDED FOR ANY ADDITIONAL SURVEY RESEARCH OR INVESTIGATION TO COMPLETE STAKING.
15. IF SATURATED SOIL IS ENCOUNTERED DUE TO LEAKS IN THE EXISTING UTILITIES, THE CONTRACTOR SHALL REMOVE SATURATED MATERIAL AND REPLACE WITH A SUITABLE BACKFILL MATERIAL UNTIL ADEQUATE COMPACTION CAN BE ATTAINED BY VERIFICATION FROM THE CITY'S GEOTECHNICAL ENGINEER. PRIOR TO ANY REMOVAL OF SATURATED MATERIAL, CONTRACTOR SHALL DISCUSS THE METHODS OF REMEDIATION WITH THE CITY'S REPRESENTATIVE. APPROVAL FROM THE CITY, OR THE CITY'S REPRESENTATIVE, SHALL BE OBTAINED FOR ANY AMOUNT OF SATURATED MATERIAL REMOVAL IN WHICH THE CONTRACTOR ANTICIPATES TO BE COMPENSATED FOR. IF APPROVAL IS NOT OBTAINED, ALL COSTS SHALL BE BORNE BY THE CONTRACTOR. UP TO A 14 DAY DELAY IN THE PAVING OPERATIONS MAY BE REQUESTED AFTER ALL LEAKS HAVE BEEN RESOLVED TO PROVIDE TIME FOR EXCESS MOISTURE TO DISSIPATE, AT NO ADDITIONAL COST TO THE CITY. BASE OR AN APPROVED BACKFILL MATERIAL SHALL BE INSTALLED WITHIN THE TRENCH TO THE EXISTING PAVEMENT SURFACE AND MAINTAINED BY THE CONTRACTOR THROUGHOUT THE DURATION OF REQUESTED DELAY. A NO COST CHANGE ORDER WILL BE PREPARED TO PROVIDE THE CONTRACTOR WITH ADDITIONAL CONTRACT TIME IF SUCH DELAY IS REQUESTED BY THE CITY.
16. BACKFILL UNDER ALL WATERLINES, IRRIGATION LINES OR STORM DRAINS CROSSING THE NEW PIPE TRENCH TO WITHIN ONE FOOT OF THE EXPOSED LINE. BACKFILL THE REMAINDER OF THE TRENCH BENEATH THE LINE AND TO ITS SPRINGLINE, OR 12 INCHES ABOVE THE INVERT FOR STORM DRAIN CHANNELS, WITH 1-1/2 SACK CONCRETE SLURRY.

REGISTERED PROFESSIONAL ENGINEER
GERARD JOHN RIVERA NEPOMUCENO
NO. C93200
CIVIL
STATE OF CALIFORNIA

Letter	Description	Date	Initial	Initial	Initial

Revisions

CITY OF REDLANDS
Municipal Utilities and Engineering Department

PMP 2024 STREET RESURFACING PROJECT

PROJECT NO. 211010

NOTES AND DETAILS

Designed by: GN
Date: 7/2024
Checked by: GN
Date: 7/2024
Drawn by: GN
Date: 7/2024
Checked by: GKD
Date: 7/2024

Reviewed By: 7/15/2024
Gerard J. Nepomuceno, Civil Engineer, R.C.E. 93200
Approved By: 7/15/2024
Goutam K. Dobey, City Engineer, R.C.E. 75646 Date

Sheet 3 of 10 Sheets
Scale: Horiz. AS SHOWN
Vert. AS SHOWN

2434-ST-03/10

\\Res\Engineering\Capital Projects\2024\400 PMP\ RESURFACING\PMP 2024 Street Resurfacing Project\0 RESERV\2434-ST PLANS.dwg

SHEET NO.	SEGMENT NO.	STREET NAME	STREET LIMIT FROM	STREET LIMIT TO	STREET LENGTH (LF)	CRACK SEAL/FILL AND SLURRY SEAL TYPE II (SY)	0.1" AC GRIND & OVERLAY (SY)	2" AC GRIND & OVERLAY (SY)	3.6" AC GRIND & OVERLAY (SY)	3" AC REMOVE & REPLACE	PULVERIZE TOP 9" TO PLACE 3" AC OVER 9" FDR-25 (SY)	R&R PCC CURB & GUTTER (LF)	ADJUST SEWER & SD MH (EA)	WATER VALVE COVER (CIRCULAR) (EA)	WATER VALVE CAN/COVER (TRIANGULAR) (EA)	REPLACE BLUE RPM (EA)	REPLACE TRAFFIC LOOPS (EA)	STOP LEGEND (EA)	MISC. LEGEND (EA)	24" SOLID WHITE/ YELLOW (LF)	12" STOP BAR (LF)	12" SOLID WHITE/ YELLOW (LF)	8" SOLID WHITE/ YELLOW (LF)	6" SOLID WHITE/ YELLOW (LF)	6" DOUBLE YELLOW D-22 (LF)	6" SKIP WHITE/ YELLOW (LF)	4" SOLID WHITE/ YELLOW (LF)	CENTERLINE RUMBLE STRIP (LF)	TWO-WAY LEFT-TURN D-32 (LF)
5	001	CALIFORNIA ST	END	PALMETTO AVE	1182			5510					2	7		4		2	3			146		180	622					
5	002	CALIFORNIA ST	PALMETTO AVE	PIONEER AVE	1316			3599	5760				4	16		8		3	10				304		150	2301				
5	003	CALIFORNIA ST	PIONEER AVE	SAN BERNARDINO AVE	1320			4517	6107				1	16		5			4						672	2356	116			
5	004	REDLANDS WTP	PARKING LOT (2)				1840												4				100	722					
5	005	REDLANDS WTP	BRINE CAP			5350																							
6	006	LUGONIA AVE	RESEARCH DR	BRYN MAWR AVE	505			4192					2	6		2		3	4			26	111	240	712	778				
6	007	LUGONIA AVE	BRYN MAWR AVE	CALIFORNIA ST	2652			23726					10	44		12			11		65	490	740	516	4701	4476				
6	008	LUGONIA AVE	CALIFORNIA ST	NEVADA ST	2640			15623					12	17		8		3	11			350	451	715	2525	924				
6	009	LUGONIA AVE	NEVADA ST	ALABAMA ST	2625			20686					16	42		11	14	3	12			862	500	1047	100	5040				2249
6	010	CALIFORNIA ST	SAN BERNARDINO AVE	ALMOND AVE	1320			7201	7901				1	26		9			13		114	802	581	648	1628	2288				
6	011	CALIFORNIA ST	ALMOND AVE	LUGONIA AVE	1320			14495						21		11			20			318	1022	537		3939				
7	012	RIVERVIEW DR	END	FURLOW DR	167	595																							
7	013	RIVERVIEW DR	FURLOW DR	COLORADO ST	423	1506																							
7	014	RIVERVIEW DR	COLORADO ST	BLUE BIRD LN	279	991																							
7	015	RIVERVIEW DR	BLUE BIRD LN	BLUE JAY LN	695	2509																							
7	016	FURLOW DR	RIVERVIEW DR	DOMESTIC AVE	589	2162																							
7	017	FURLOW DR	DOMESTIC AVE	DEODAR ST	1046	3780																							
7	018	FURLOW DR	DEODAR ST	PIONEER AVE	267	943												1			16								
7	019	DOMESTIC AVE	END	FURLOW DR	190	676																							
7	020	COLORADO ST	RIVERVIEW DR	DEODAR ST	1604	5777																							
7	021	DEODAR ST	FURLOW DR	COLORADO ST	325	1290																							
7	022	BLUE BIRD LN	RIVERVIEW DR	BLUE JAY LN	317	1298																							
7	023	BLUE JAY LN	BLUE BIRD LN	RIVERVIEW DR	627	2510																							
7	024	BRYN MAWR AVE	LUGONIA AVE	END	688			3793										2	4			145	145		145				
7	025	IOWA ST	PARK AVE	HOWARD PL	914	4106												1			16				901				
7	026	IOWA ST	HOWARD PL	CITRUS AVE	340	1511												1			16				340				
7	027	HOWARD PL	IOWA ST	END	478	1922												1			16								
7	028	TEXAS ST	NORTH OF DOMESTIC	CRYSTAL SPRINGS LN	227	3759							1	2					2		136		100		140				
7	029	TEXAS ST	CRYSTAL SPRINGS LN	PIONEER AVE	1105	6917							1	2					4			165	220		1145	100			225
7	030	CRYSTAL SPRINGS LN	TEXAS ST	CRYSTAL COVE CT	206	727																							
7	031	CRYSTAL SPRINGS LN	CRYSTAL COVE CT	CASTLEGATE LN	280	1059																							
7	032	CASTLEGATE LN	CRYSTAL SPRINGS LN	PIONEER AVE	1137	4063																							
7	033	CRYSTAL COVE CT	CRYSTAL SPRINGS LN	END	365	1687																							
8	034	TIVOLI DR	PIONEER AVE	SONATA DR	319	1131												1			16								
8	035	TIVOLI DR	SONATA DR	CANTANIA AVE	755	2763																							
8	036	VERONA DR	SONATA DR	CANTANIA AVE	755	2752																							
8	037	VERONA DR	CANTANIA AVE	SAN BERNARDINO AVE	193	630												1			16								
8	038	SONATA DR	TIVOLI DR	VERONA DR	325	1236																							
8	039	CANTANIA AVE	TIVOLI DR	VERONA DR	327	1254																							
8	040	WABASH AVE	CRPAI AVE	VALLEY FALLS AVE	602			1976						2		1													
8	041	WABASH AVE	VALLEY FALLS AVE	MENTONE BLVD	1118			3720				266		12	1	3	14		6				106			805			612
8	042	WABASH AVE	COLTON AVE	INDEPENDENCE AVE	856			5705					5	6	1	1		7	4	132	35	140	100	200	825	1415				
8	043	WABASH AVE	INDEPENDENCE AVE	CITRUS AVE	1714			10356					4	9	1	3		5	10	165	70	183		60	1013	2639				
8	044	GARNET ST	SOUTH CITY LIMIT	END	300						2147														115	185				
8	045	AMETHYST ST	NORTH OF MILL CREEK	END	505					460																				
8	046	GREENSPOT RD	NORTH CITY LIMIT	SOUTH CITY LIMIT	1129						3260													2260	1130				
9	047	ASHFORTH DR	END	SILVERLEAF CT	362	1668																							
9	048	ASHFORTH DR	SILVERLEAF CT	SUTHERLAND DR	282	998																							
9	049	ASHFORTH DR	SUTHERLAND DR	BEDFORD DR	364	1327																							
9	050	SILVERLEAF CT	ASHFORTH DR	END	817	3289																							
9	051	SUTHERLAND DR	ASHFORTH DR	SOUTH LN	1757	6356																							
9	052	SOUTH LN	SUTHERLAND DR	END	1352	4921																							
9	053	CONN WAY	AVENUE N	END	351					780				2															
9	054	FOUNTAIN AVE	END	FOUNTAIN AVE	176	799						15																	
9	055	FOUNTAIN AVE	FOUNTAIN AVE	END	325	1283																							
9	056	FOUNTAIN AVE	FOUNTAIN AVE	ELIZABETH ST	387	1657						54																	
9	057	FOUNTAIN AVE	ELIZABETH ST	KNOLL RD	375	1327																							
9	058	FOUNTAIN AVE	KNOLL RD	FOUNTAIN PL	260	836																							
9	059	FOUNTAIN AVE	SOUTH AVE	FOUNTAIN CT	304	980																							
9	060	FOUNTAIN AVE	FOUNTAIN CT	PROSPECT DR	188	675																							
9	061	FOUNTAIN AVE	PROSPECT DR	CAJON ST	247	921																							
9	062	FOUNTAIN CT	FOUNTAIN AVE	END	67	704																							
10	063	LIVE OAK CANYON RD	EAST CITY LIMIT	WEST CITY LIMIT	8494						28314													16982				8491	
				Totals	52154	92644	1840	125100	19768	1240	33721	335	59	230	3	78	28	34	122	297	516	3627	4480	24107	16864	27246	116	8491	3086

B COLUMN ADDED

B REVISED QUANTITIES

A REVISED QUANTITIES

A REVISED QUANTITIES

Letter	Description	Date	Initial	Initial	Initial
B	REVISED QUANTITIES AND COLUMN ADDED	8/12/24	GN	DY	GD
A	REVISED QUANTITIES	8/1/24	GN	DY	GD

Revisions

REGISTERED PROFESSIONAL ENGINEER
GERARD JOHN RIVERA NEPOMUCENO
NO. C93200
CIVIL
STATE OF CALIFORNIA

CITY OF REDLANDS
Municipal Utilities and Engineering Department

PMP 2024 STREET RESURFACING PROJECT
PROJECT NO. 211010
QUANTITIES TABLE

Designed by: GN Date: 7/2024
Checked by: GN Date: 7/2024
Drawn by: GN Date: 7/2024
Checked by: GKD Date: 7/2024

Reviewed By: 7/15/2024
Gerard J. Nepomuceno, Civil Engineer, R.C.E. 93200
Approved By: 7/15/2024
Goutam K. Dobey, City Engineer, R.C.E. 75646 Date

Sheet 4 of 10 Sheets
Scale: Horiz. AS SHOWN
Vert. AS SHOWN

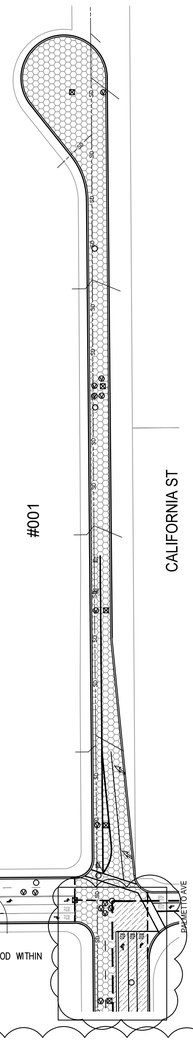
2434-ST-04/10

\\Files\Engineering\Capital Projects\21400 PMRS RESURFACING\DWG\PMP 2024 Street Resurfacing Project\E DESIGN\2434-ST PLANS.dwg

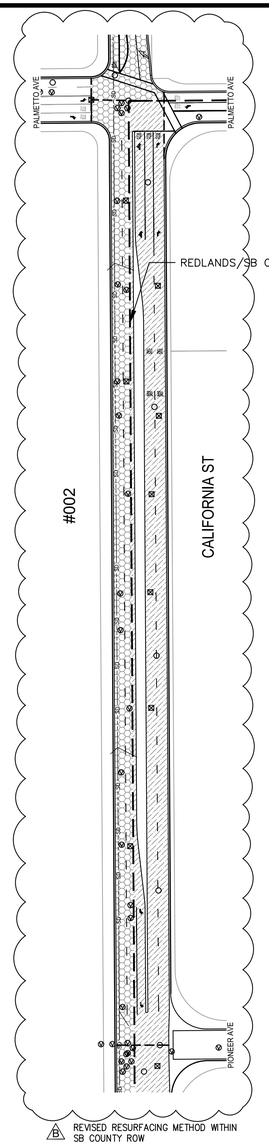


#004
REDLANDS WASTEWATER
TREATMENT FACILITY
PARKING LOTS (2)

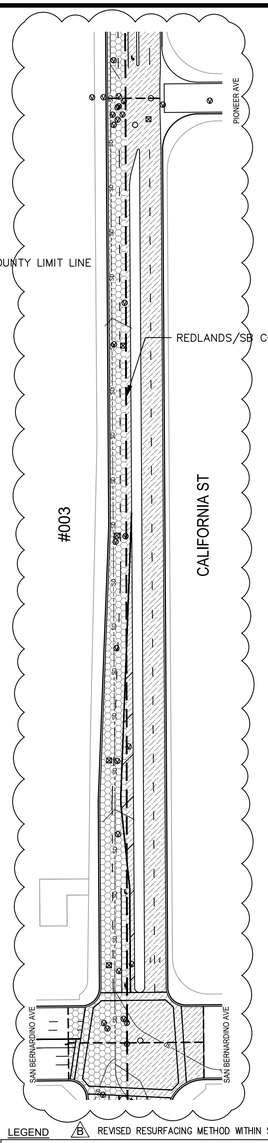
GRAPHIC SCALE
0 50' 100'
SCALE: 1" = 50'



B REVISED RESURFACING METHOD WITHIN SB COUNTY ROW



B REVISED RESURFACING METHOD WITHIN SB COUNTY ROW



B REVISED RESURFACING METHOD WITHIN SB COUNTY ROW

LEGEND

- CRACK SEAL/FILL AND SLURRY SEAL TYPE II
- 0.1' AC GRIND & 0.1' AC OVERLAY
- 2" AC GRIND & 2" AC OVERLAY
- 3.6" AC GRIND & 3.6" AC OVERLAY
- B ADD RESURFACING METHOD
- SEGMENT BOUNDARY (SHOWN WHERE PAVEMENT RESURFACING IS CONTINUOUS)
- WATER VALVE COVER/BOX
- MANHOLE RIM/COVER
- BLUE RPM FOR FIRE HYDRANTS
- SD EXISTING STORM DRAIN SYSTEM
- REMOVE & REPLACE OR INSTALL PCC CURB & GUTTER
- REMOVE & REPLACE OR INSTALL AC DIKE/BERM

GRAPHIC SCALE
0 100' 200'
SCALE: 1" = 100'

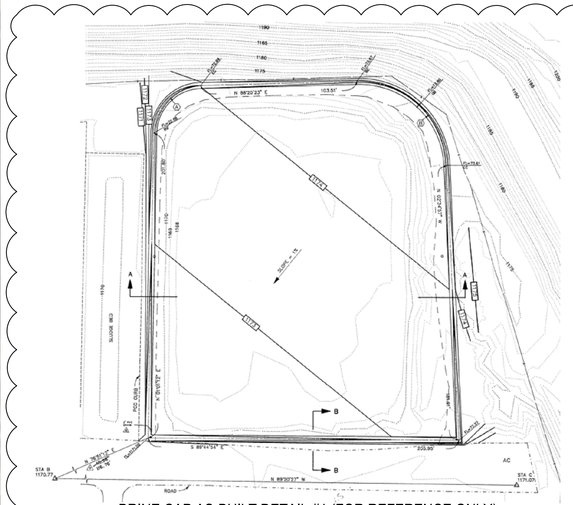
A BRINE CAP NOTE ADDED

PROTECT IN-PLACE SOLAR ARRAY SYSTEM

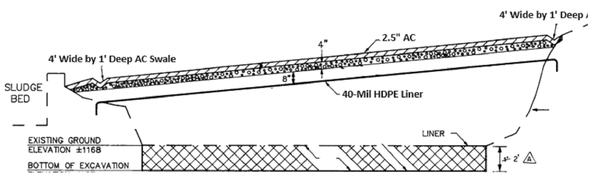


#005
REDLANDS WASTEWATER
TREATMENT FACILITY
BRINE CAP

GRAPHIC SCALE
0 50' 100'
SCALE: 1" = 50'



BRINE CAP AS-BUILT DETAIL #1 (FOR REFERENCE ONLY)



BRINE CAP AS-BUILT DETAIL #2 (FOR REFRENCE ONLY)

A BRINE CAP NOTES AND DETAILS ADDED

BRINE CAP RESURFACING NOTES:

- IF THE CLASS II BASE, LOW PERM LAYER, OR PLASTIC LINER IS DAMAGED, THE CONTRACTOR MUST REPAIR OR REPLACE THEM. USE 1 INCH PARTICLE SIZE CLEAN FILL, SIMILAR TO THE EXISTING LOW PERM SOIL, FOR BACKFILL.
- AFTER APPLYING CRACK SEAL/FILL AND SLURRY SEAL TYPE II, THE CONTRACTOR MUST VERIFY THAT THE BRINE POND MAINTAINS THE 1% SLOPE REQUIREMENT TO ENSURE EFFECTIVE WATER DIVERSION IN THE ASPHALT V-DITCH
- NO VEHICLE OR EQUIPMENT OVER 3 TONS IS ALLOWED, AND NO LOAD EXCEEDING 500 POUNDS PER SQUARE FOOT IS ALLOWED
- THE CONTRACTOR IS NOT TO DISCONNECT ANY EXISTING CONDUITS OR ELECTRICAL WIRING FROM THE SOLAR ARRAY SYSTEM.
- PRIOR TO APPLYING CRACK SEAL/FILL AND SLURRY SEAL TYPE II, UNSATISFACTORY AREAS SHALL BE REPAIRED, AND THE SURFACE OF THE EXISTING ASPHALT SHALL BE CLEAN AND FREE OF ANY DUST, SOIL, OR OTHER LOOSE FOREIGN OBJECT(S)
- CRACK SEAL/FILL AND SLURRY SEAL TYPE II SHALL NOT BE APPLIED WHEN THE SURFACE IS WET, DURING FOGGY OR RAINY CONDITIONS, OR IF RAIN IS FORECASTED. APPLICATION IS ONLY PERMITTED IF THE AMBIENT TEMPERATURE IS AT LEAST 50°F AND RISING, AND THE TEMPERATURE OF THE EXISTING ASPHALT SURFACE IS ALSO AT LEAST 50°F

Letter	Description	Date	Initial	Initial	Initial
B	REVISED RESURFACING METHOD WITHIN SB COUNTY ROW	8/12/24	GN	DY	GD
A	BRINE CAP NOTES AND AS-BUILT DETAILS ADDED	7/25/24	GN	DY	GD

Revisions

REGISTERED PROFESSIONAL ENGINEER
GERARD JOHN RIVERA NEPOMUCENO
NO. C93200
CIVIL
STATE OF CALIFORNIA

CITY OF REDLANDS
Municipal Utilities and Engineering Department

PMP 2024 STREET RESURFACING PROJECT
PROJECT NO. 211010
SEGMENTS LAYOUT (001 - 005)

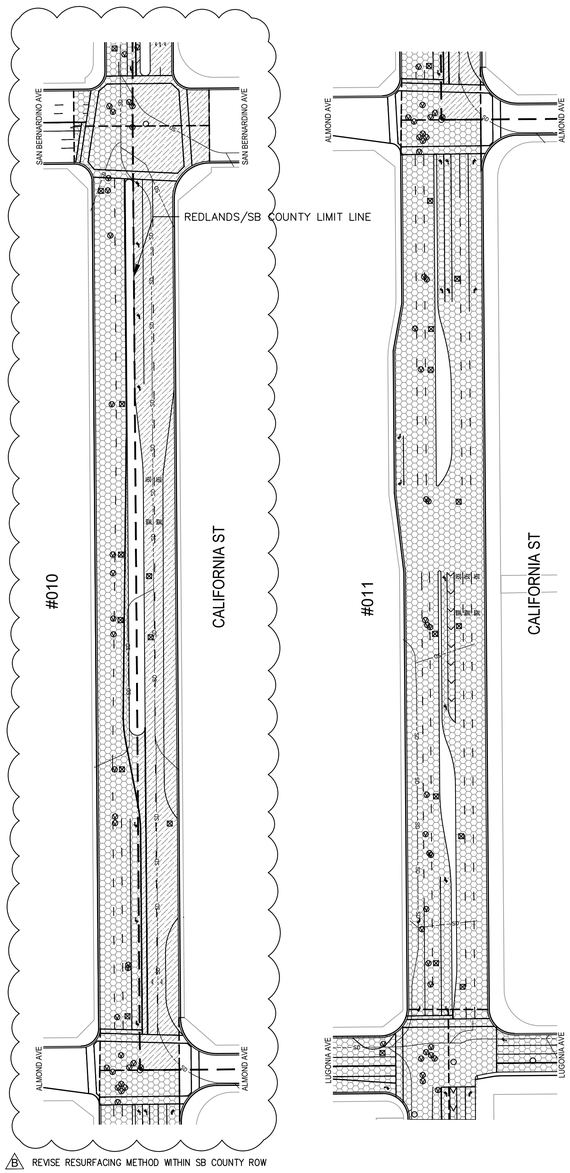
Designed by: GN
Date: 7/2024
Checked by: GN
Date: 7/2024
Drawn by: GN
Date: 7/2024
Checked by: GKD
Date: 7/2024

Reviewed By: 7/15/2024
Gerard J. Nepomuceno, Civil Engineer, R.C.E. 93200
Approved By: 7/15/2024
Goutam K. Dobey, City Engineer, R.C.E. 75646 Date

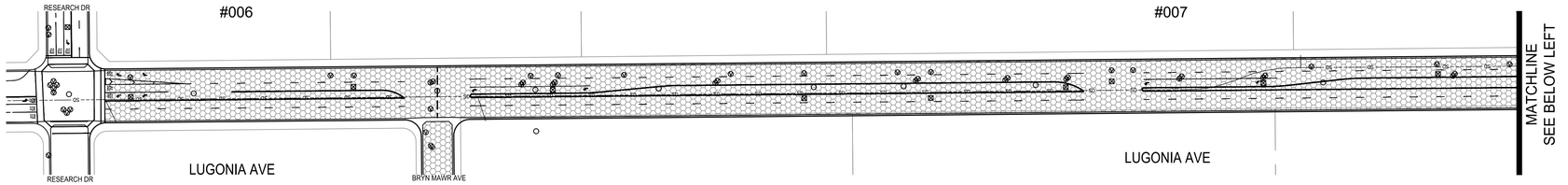
Sheet 5 of 10 Sheets
Scale: Horiz. AS SHOWN
Vert. AS SHOWN

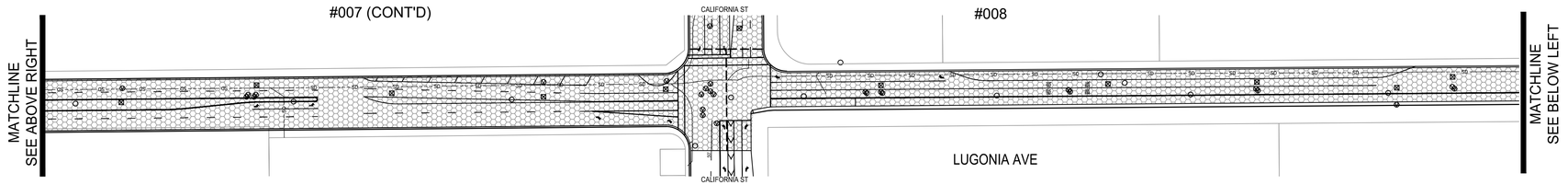
2434-ST-05/10

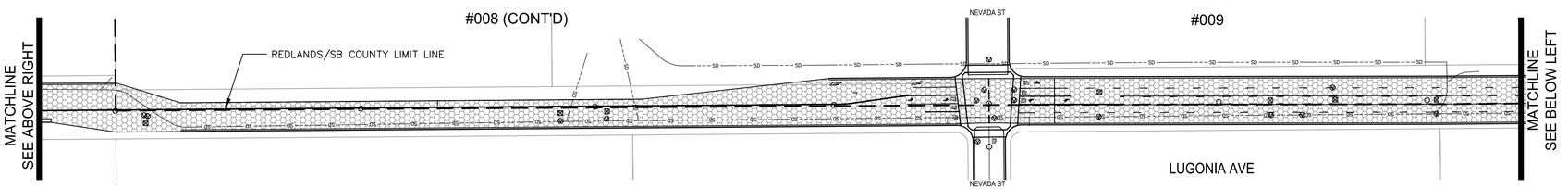
\\fsrv\Engineering\Capital Projects\2024\400 PMPS RESURFACING\PMP 2024 Street Resurfacing Project\W DESIGN\2-2434-ST PLANS.dwg

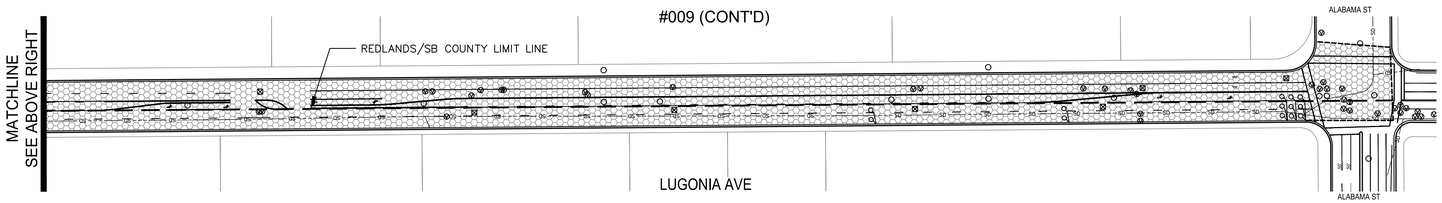


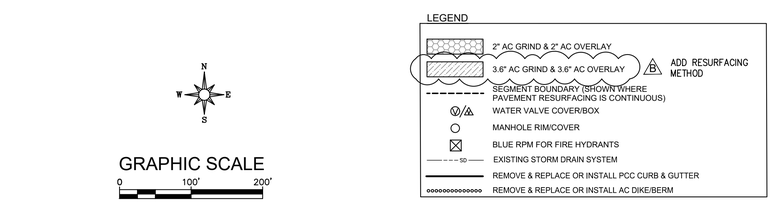
B REVISE RESURFACING METHOD WITHIN SB COUNTY ROW











GRAPHIC SCALE
0 100' 200'
SCALE: 1" = 100'

Letter	Description	Date	Initial	Initial	Initial
B	REVISE RESURFACING METHOD WITHIN SB COUNTY ROW	8/12/24	GN	DY	GD

Revisions

REGISTERED PROFESSIONAL ENGINEER
GERARD JOHN RIVERA NEPOMUCENO
NO. C93200
CIVIL
STATE OF CALIFORNIA

CITY OF REDLANDS
Municipal Utilities and Engineering Department

PMP 2024 STREET RESURFACING PROJECT
PROJECT NO. 211010
SEGMENTS LAYOUT (006 - 011)

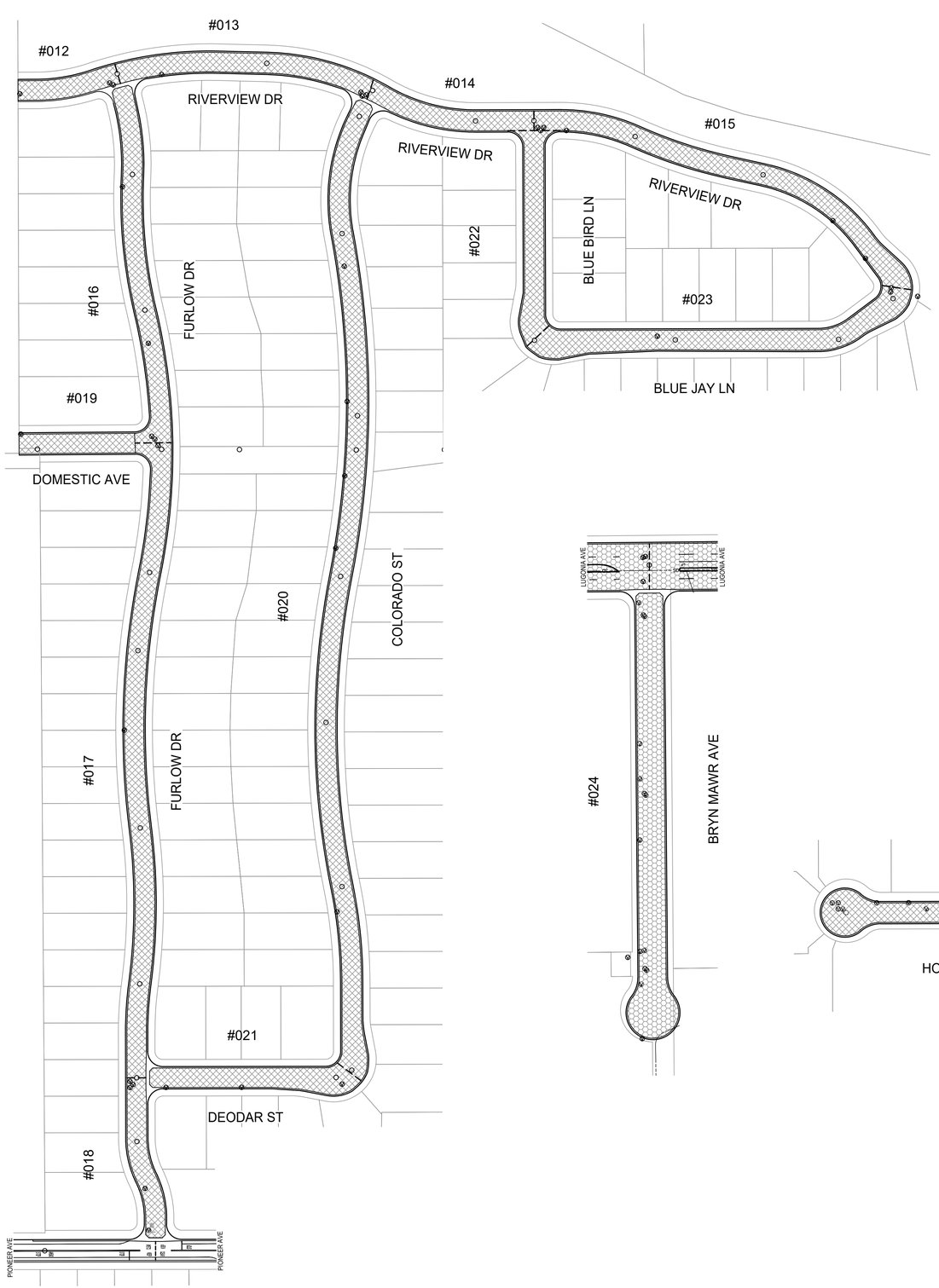
Designed by: GN
Date: 7/2024
Checked by: GN
Date: 7/2024
Drawn by: GN
Date: 7/2024
Checked by: GKD
Date: 7/2024

Reviewed By: 7/15/2024
Gerard J. Nepomuceno, Civil Engineer, R.C.E. 93200
Approved By: 7/15/2024
Goutam K. Dobey, City Engineer, R.C.E. 75646 Date

Sheet 6 of 10 Sheets
Scale: Horiz. AS SHOWN
Vert. AS SHOWN

2434-ST-06/10

\\Files\Engineering\Capital Projects\211400 PMP\05 RESURFACING\PMP 2024 Street Resurfacing Project\0 RESERVE\2434-ST PLANS.dwg



LEGEND

- CRACK SEAL/FILL AND SLURRY SEAL TYPE II
- 2" AC GRIND & 2" AC OVERLAY
- SEGMENT BOUNDARY (SHOWN WHERE PAVEMENT RESURFACING IS CONTINUOUS)
- WATER VALVE COVER/BOX
- MANHOLE RIM/COVER
- BLUE RPM FOR FIRE HYDRANTS
- SD — EXISTING STORM DRAIN SYSTEM
- REMOVE & REPLACE OR INSTALL PCC CURB & GUTTER
- REMOVE & REPLACE OR INSTALL AC DIKE/BERM

N W E S

GRAPHIC SCALE
0 100' 200'
SCALE: 1" = 100'

REGISTERED PROFESSIONAL ENGINEER
GERARD JOHN RIVERA NEPOMUCENO
NO. C93200
CIVIL
STATE OF CALIFORNIA

Letter	Description	Date	Initial	Initial	Initial

Revisions

CITY OF REDLANDS
Municipal Utilities and Engineering Department

PMP 2024 STREET RESURFACING PROJECT
PROJECT NO. 211010
SEGMENTS LAYOUT (012 - 033)

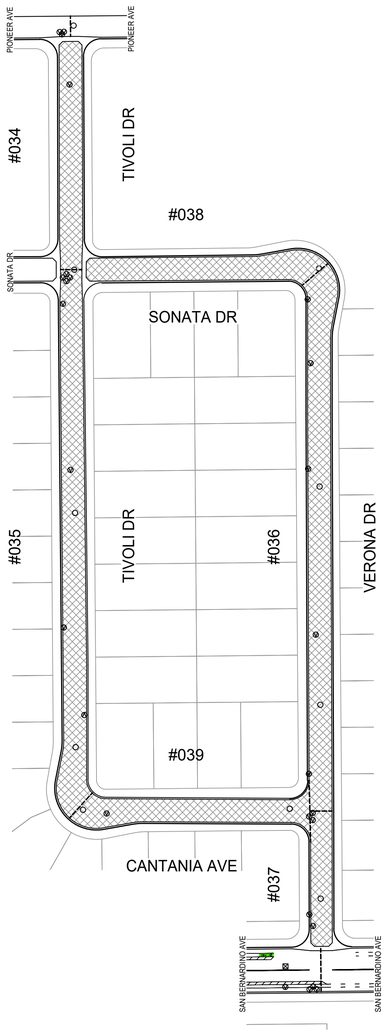
Designed by: GN Date: 7/2024
Checked by: GN Date: 7/2024
Drawn by: GN Date: 7/2024
Checked by: GKD Date: 7/2024

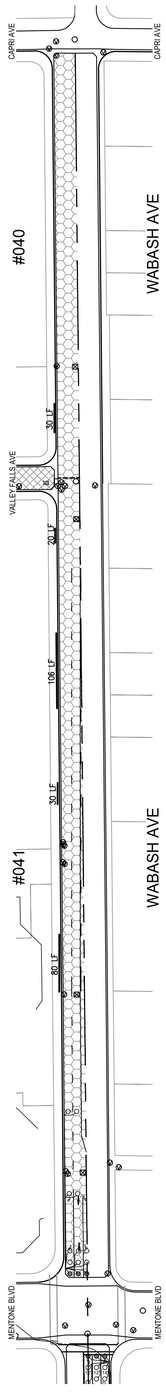
Reviewed By: 7/15/2024
Gerard J. Nepomuceno, Civil Engineer, R.C.E. 93200
Approved By: 7/15/2024
Goutam K. Dobey, City Engineer, R.C.E. 75646 Date

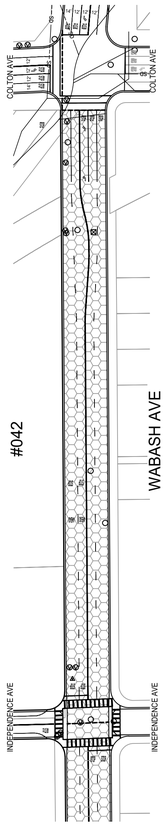
Sheet 7 of 10 Sheets
Scale: Horiz. AS SHOWN
Vert. AS SHOWN

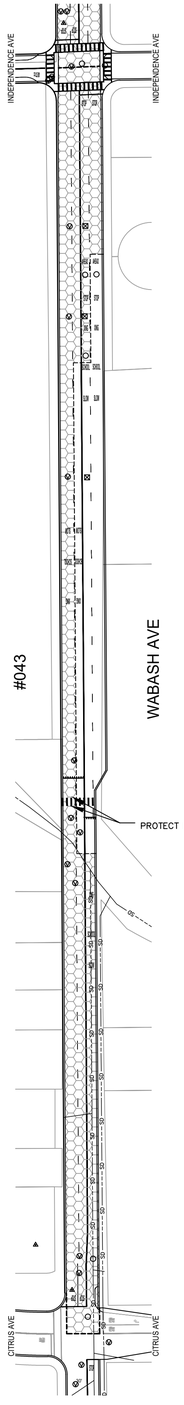
2434-ST-07/10

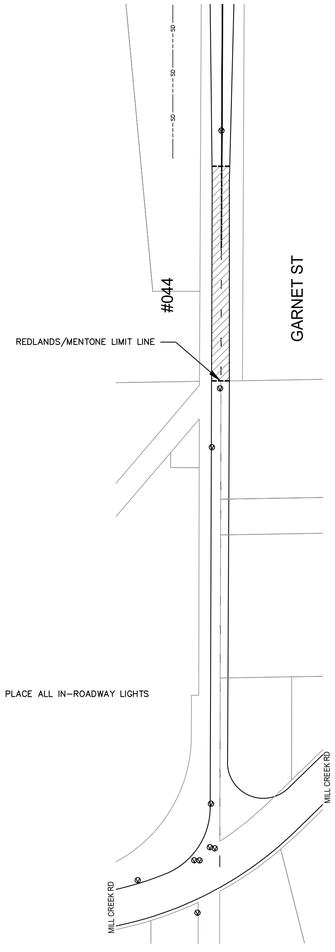
\\Files\Engineering\Capital Projects\CIP\1400 PARKS RESURFACING\PMP 2024 Street Resurfacing Project\E DESIGN\Y-2434-ST PLANS.dwg

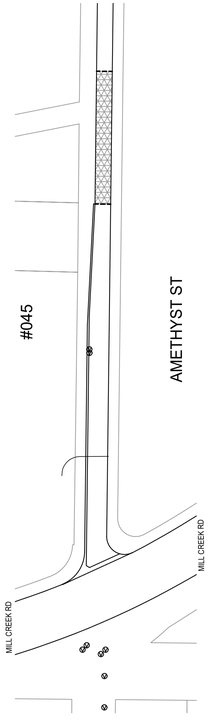




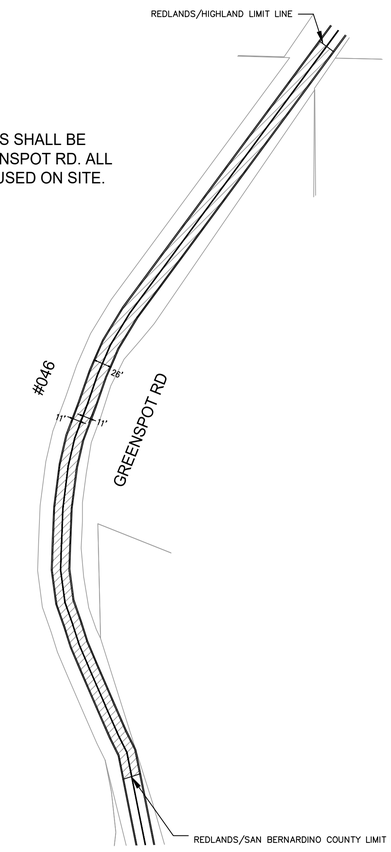








NOTE: NO MATERIALS SHALL BE EXPORTED FROM GREENSPOT RD. ALL MATERIALS SHALL BE USED ON SITE.



LEGEND

- CRACK SEAL/FILL AND SLURRY SEAL TYPE II
- 3" AC REMOVE AND REPLACE
- 2" AC GRIND & 2" AC OVERLAY
- PULVERIZE 9" & PLACE 3" AC OVER FDR-25
- SEGMENT BOUNDARY (SHOWN WHERE PAVEMENT RESURFACING IS CONTINUOUS)
- WATER VALVE COVER/BOX
- MANHOLE RIM/COVER
- BLUE RPM FOR FIRE HYDRANTS
- SD — EXISTING STORM DRAIN SYSTEM
- REMOVE & REPLACE OR INSTALL PCC CURB & GUTTER
- REMOVE & REPLACE OR INSTALL AC DIKE/BERM

N W E S

GRAPHIC SCALE
0 100' 200'
SCALE: 1" = 100'

REGISTERED PROFESSIONAL ENGINEER — GERARD JOHN RIVERA NEPOMUCENO — NO. C93200 — CIVIL — STATE OF CALIFORNIA

Letter	Description	Date	Initial	Initial	Initial

Revisions

Designed by: GN
Date: 7/2024
Checked by: GN
Date: 7/2024
Drawn by: GN
Date: 7/2024
Checked by: GKD
Date: 7/2024

CITY OF REDLANDS
Municipal Utilities and Engineering Department

PMP 2024 STREET RESURFACING PROJECT

PROJECT NO. 211010

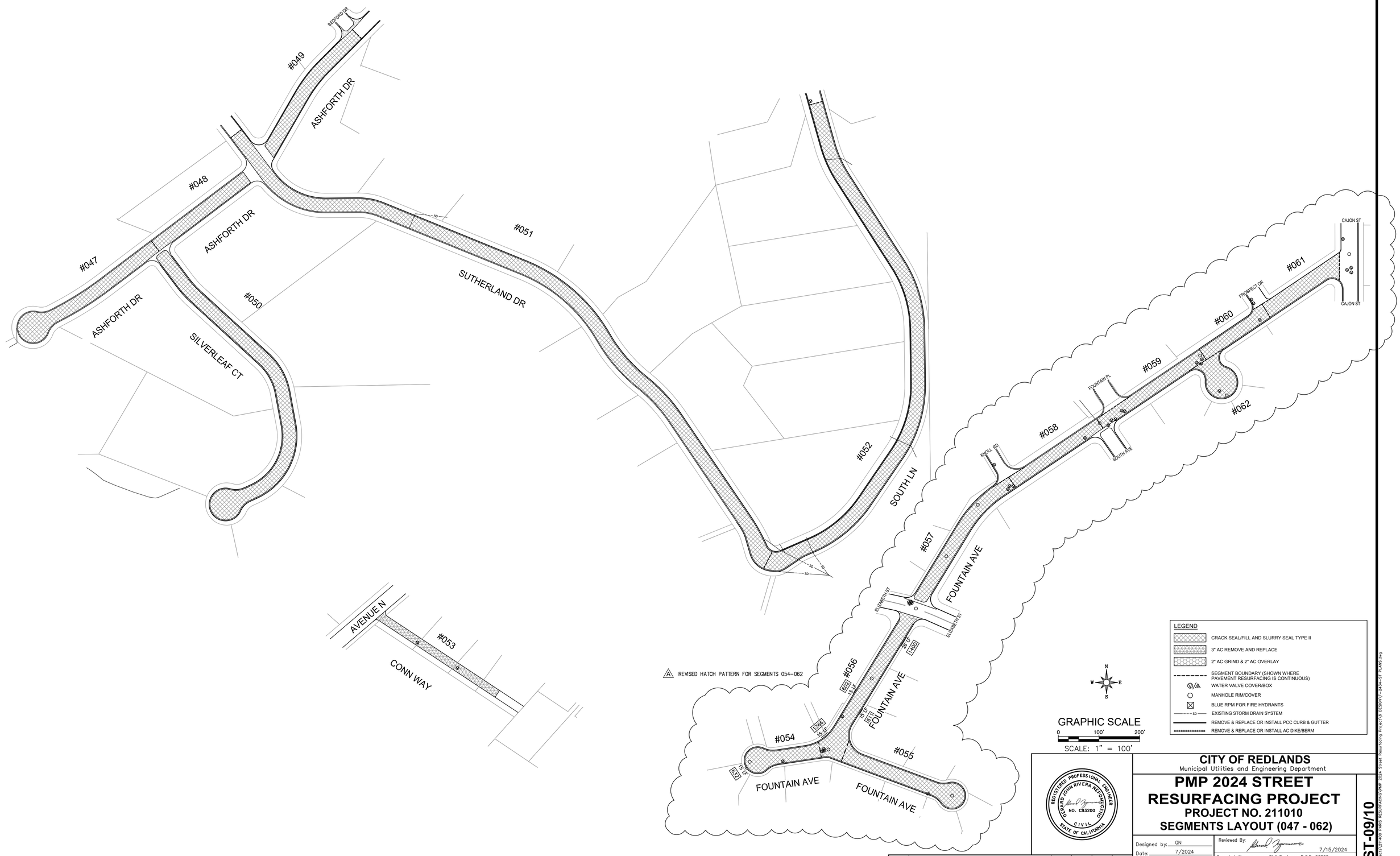
SEGMENTS LAYOUT (034 - 046)

Reviewed By: 7/15/2024
Gerard J. Nepomuceno, Civil Engineer, R.C.E. 93200
Approved By: 7/15/2024
Goutam K. Dobey, City Engineer, R.C.E. 75646 Date

Sheet 8 of 10 Sheets
Scale: Horiz. AS SHOWN
Vert. AS SHOWN

2434-ST-08/10

I:\Work\Engineering\Capital Projects\211400 PMP$ RESURFACING\PMP 2024 Street Resurfacing Project\VT DESIGN\V-2434-ST PLANS.dwg



REGISTERED PROFESSIONAL ENGINEER
GERARD JOHN RIVERA NEPOMUCENO
NO. C93200
CIVIL
STATE OF CALIFORNIA

Letter	Description	Date	Initial	Initial	Initial
A	REVISED HATCH PATTERN FOR SEGMENTS 054-062	8/1/24	GN	DY	GD

Revisions

CITY OF REDLANDS
Municipal Utilities and Engineering Department

PMP 2024 STREET RESURFACING PROJECT
PROJECT NO. 211010
SEGMENTS LAYOUT (047 - 062)

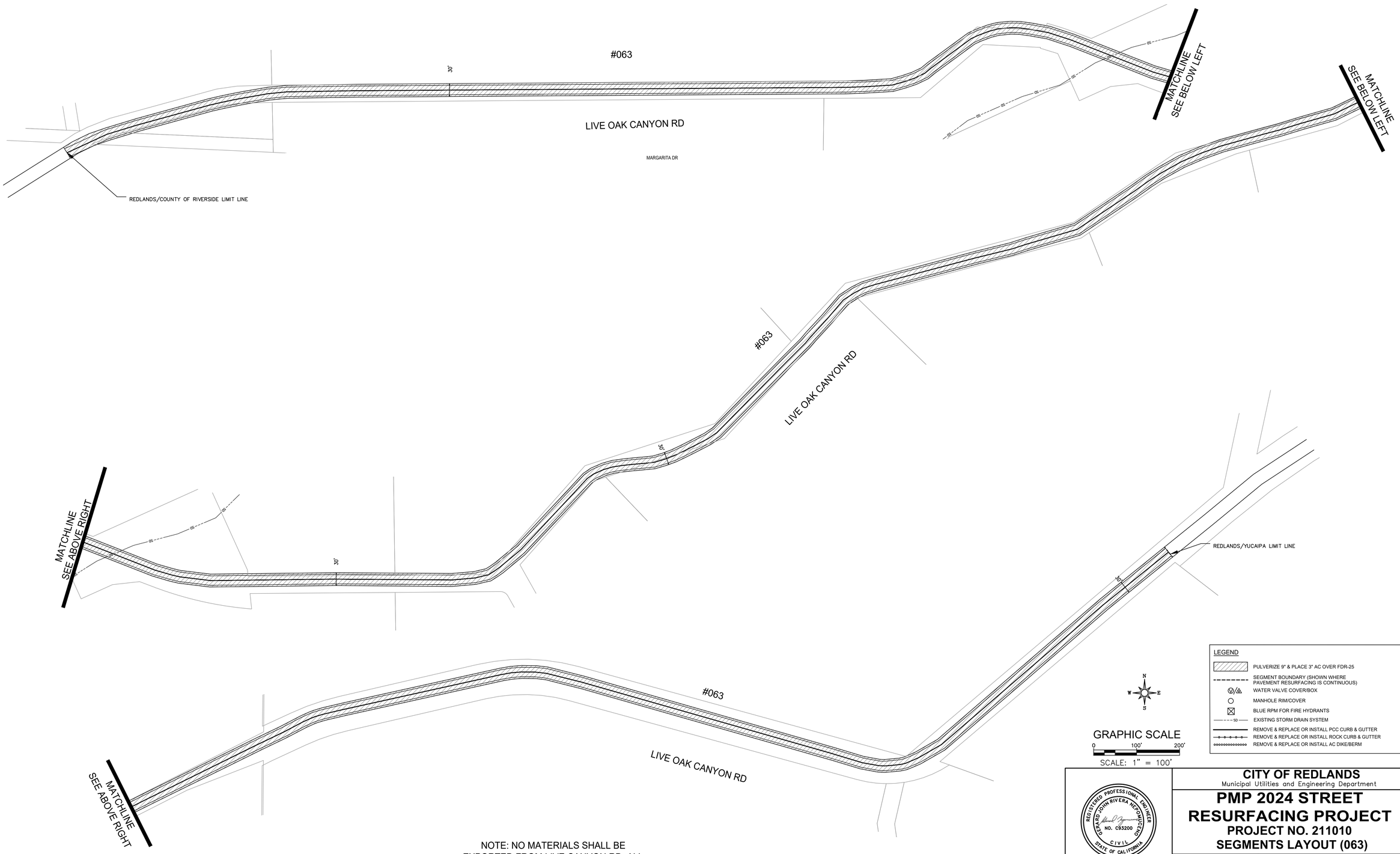
Designed by: GN
Date: 7/2024
Checked by: GN
Date: 7/2024
Drawn by: GN
Date: 7/2024
Checked by: GKD
Date: 7/2024

Reviewed By: 7/15/2024
Gerard J. Nepomuceno, Civil Engineer, R.C.E. 93200
Approved By: 7/15/2024
Goutam K. Dobey, City Engineer, R.C.E. 75646 Date

Sheet 9 of 10 Sheets
Scale: Horiz. AS SHOWN
Vert. AS SHOWN

2434-ST-09/10

\\fileshr\Engineering\Capital Projects\2024\400 PMPS RESURFACING\PMP 2024 Street Resurfacing Project\07 DESIGN\V-2434-ST PLANS.dwg



NOTE: NO MATERIALS SHALL BE EXPORTED FROM LIVE CANYON RD. ALL MATERIALS SHALL BE USED ON SITE.

REGISTERED PROFESSIONAL ENGINEER
GERARD JOHN RIVERA NEPOMUCENO
NO. C93200
CIVIL
STATE OF CALIFORNIA

Letter	Description	Date	Initial	Initial	Initial

Revisions

CITY OF REDLANDS
Municipal Utilities and Engineering Department

PMP 2024 STREET RESURFACING PROJECT
PROJECT NO. 211010
SEGMENTS LAYOUT (063)

Designed by: GN
Date: 7/2024
Checked by: GN
Date: 7/2024
Drawn by: GN
Date: 7/2024
Checked by: GKD
Date: 7/2024

Reviewed By: 7/15/2024
Gerard J. Nepomuceno, Civil Engineer, R.C.E. 93200
Approved By: 7/15/2024
Goutam K. Dobey, City Engineer, R.C.E. 75646 Date

Sheet 10 of 10 Sheets
Scale: Horiz. AS SHOWN
Vert. AS SHOWN

2434-ST-10/10

\\files\Engineering\Capital Projects\211400 PARS RESURFACING\PMP 2024 Street Resurfacing Project\6 DESIGN*-2434-ST PLANS.dwg

CITY OF REDLANDS
MUNICIPAL UTILITIES &
ENGINEERING DEPARTMENT

Bid Proposal, Contract Documents and Specifications

For

PMP 2024 STREET RESURFACING PROJECT
PROJECT No. 211010

REGISTERED PROFESSIONAL ENGINEER
GERARD JOHN RIVERA NEPOMUCENO
NO. C93200
CIVIL
STATE OF CALIFORNIA

RECYCLED PAPER

JULY 2024

CITY OF REDLANDS

MUNICIPAL UTILITIES & ENGINEERING DEPARTMENT

Bid Proposal, Contract Documents and Specifications

for

PMP 2024 STREET RESURFACING PROJECT
PROJECT No. 211010

For use in conjunction with specifications entitled: "Standard Specifications for Public Works Construction (Greenbook)" 2021 Edition; "Standard Plans for Public Works Construction" 2021 Edition; Municipal Utilities and Engineering Department's Water Systems Standard Specifications and Sanitary Sewer System Standard Specifications, latest editions; and General Permit Conditions and Trench Specifications.

City Council:
Eddie Tejeda, Mayor
Paul T. Barich, Mayor Pro Tem
Denise Davis, Councilmember
Jenna Guzman-Lowery, Councilmember
Mario Saucedo, Councilmember

City Clerk:
Jeanne Donaldson, City Clerk

City Staff:
Charles M. Duggan Jr., City Manager

JULY 2024

THIS PAGE INTENTIONALLY LEFT BLANK

PMP 2024 STREET RESURFACING PROJECT
PROJECT No. 211010

TABLE OF CONTENTS

(XX) REFLECTS PAGE IDENTIFICATION FOOTER ABBREVIATION

NOTICE INVITING SEALED PROPOSALS (NIB)

BID DOCUMENTS (BD)

INSTRUCTIONS TO BIDDERS 1
PROPOSAL 10
BID CERTIFICATION 15
BID BOND 16
NON-COLLUSION AFFIDAVIT 17
STATEMENT BY BIDDER 18
OFFICERS OF CORPORATION (Members of Firm) 18
SUB-CONTRACTORS LIST 19
QUALIFICATION AND EXPERIENCE STATEMENT 20
GENERAL INFORMATION 21

CONTRACT DOCUMENTS (CD)

PUBLIC WORKS CONSTRUCTION CONTRACT 2

GENERAL CONDITIONS (GC)

SECTION 1 – GENERAL, TERMS, DEFINITIONS, ABBREVIATIONS, UNITS OF MEASURE, AND SYMBOLS 1
SECTION 2 - SCOPE OF THE WORK 2
SECTION 3 - CONTROL OF THE WORK 3
SECTION 4 - CONTROL OF MATERIALS 7
SECTION 5 – LEGAL RELATIONS AND RESPONSIBILITES 8
SECTION 6 – PROSECUTION AND PROGRESS OF THE WORK 30
SECTION 7 - MEASUREMENT AND PAYMENT 32
SECTION 8 - FACILITIES FOR AGENCY PERSONNEL 33
SECTION 9 - ASSIGNMENT OF UNFAIR BUSINESS PRACTICES CLAIMS 33
SECTION 10 - TRENCHING AND EXCAVATION 33
SECTION 11 - REMOVAL, RELOCATION OR PROTECTION OF EXISTING UTILITIES 34
SECTION 200 - ROCK MATERIALS 35
SECTION 201 - CONCRETE, MORTAR AND RELATED MATERIALS 36
SECTION 203 - BITUMINOUS MATERIALS 36
SECTION 206 - MISCELLANEOUS METAL ITEMS 37

SECTION 207 – GRAVITY PIPE 38
SECTION 211 - MATERIAL TESTS 38
SECTION 214 - TRAFFIC STRIPING, CURB AND PAVEMENT MARKINGS, AND PAVEMENT MARKERS 38
SECTION 300 - EARTHWORK 39
SECTION 301 - TREATED SOIL, SUBGRADE PREPARATION AND PLACEMENT OF BASE MATERIALS 43
SECTION 302 - ROADWAY SURFACING 48
SECTION 303 - CONCRETE AND MASONRY CONSTRUCTION 58
SECTION 304 - METAL FABRICATION AND CONSTRUCTION 62
SECTION 314 - TRAFFIC STRIPING, CURB AND PAVEMENT MARKINGS, AND PAVEMENT MARKERS 62

GENERAL REQUIREMENTS

SECTION 01110	COORDINATION OF WORK
SECTION 01112	DESCRIPTION OF WORK
SECTION 01200	MEASUREMENT AND PAYMENT
SECTION 01251	CHANGE ORDER REQUESTS
SECTION 01254	CHANGE ORDERS
SECTION 01298	SCHEDULE OF VALUES
SECTION 01321	CONSTRUCTION SCHEDULE
SECTION 01322	CONSTRUCTION PROGRESS PHOTOGRAPHY
SECTION 01323	CONSTRUCTION STATUS REPORTS
SECTION 01330	SUBMITTALS
SECTION 01571	STORMWATER POLLUTION PREVENTION PLAN
SECTION 01581	CONSTRUCTION INFORMATION SIGNS
SECTION 01721	MOBILIZATION
SECTION 01722	SURVEYING
SECTION 01732	POTHOLING
SECTION 01740	DEMOBILIZATION

TECHNICAL SPECIFICATIONS

SECTION 02222	PROTECTING EXISTING UNDERGROUND UTILITIES
STREETBOND CL	STREETBONDCL COATING APPLICATION TO NON-TEXTURED ASPHALT PAVEMENT SPECIFICATION

APPENDIX

APPENDIX A	CHECKLIST OF LABOR LAW REQUIREMENTS
APPENDIX B	CITY OF REDLANDS WORKDAY CONSTRUCTION SCHEDULE

APPENDIX C STANDARD DRAWINGS
APPENDIX D PERMITS
APPENDIX E TRASH COLLECTION SCHEDULE
APPENDIX F SCHOOL CALENDAR
APPENDIX G CITY OF REDLANDS CONTRACTOR SAFETY PROGRAM

THIS PAGE INTENTIONALLY LEFT BLANK

NOTICE INVITING SEALED PROPOSALS (NIB)
For
PMP 2024 Street Resurfacing Project
Project No. 211010

NOTICE IS HEREBY GIVEN that the City Council of the City of Redlands invites all and will receive sealed Proposals (Bids) at the office of the City Clerk, City of Redlands, 35 Cajon Street, Suite 4, Redlands, CA 92373, on **August 6, 2024**, up to the hour of **2:30 p.m.,** at which time they will be opened and publicly read. Bids shall be marked: **BID FOR: PMP 2024 Street Resurfacing Project, Project No. 211010.**

The City Council of the City of Redlands reserves the right to reject any and all Bids, to waive any irregularity, and award contracts in the best interests of the City.

The City of Redlands utilizes PlanetBids, a web based bid management service to manage request for bids. PlanetBids does not charge a fee to access and view current project 'Request for Bids"; however, they require potential contractors, subcontractors and suppliers to provide contact information in order to download files, receive addendum notifications and to receive automatic updates or revisions to projects. PlanetBids can be accessed through the City of Redlands website at http://www.cityofredlands.org/RFP.

Proposals (Bids) shall be executed on the separately bound forms included within the "Bid Submittal Package" in accordance with the instructions contained therein.

Bid security, in the form of a cashier's check, a certified check made to the order of the City of Redlands, or a Bidder's Bond, and in an amount not less than ten percent (10%) of the amount of the Bid is required to be submitted with each Bid. Said check or bond shall be given as a guarantee that the bidder will enter into contract with the City of Redlands if awarded the work, and will be declared forfeited if the selected bidder fails to enter into contract within fourteen (14) days after Notice of Award.

The Bidder to whom award is made will be required to furnish a Labor and Material Bond and a Faithful Performance Bond each in an amount of 100% of the Bid amount, from surety company satisfactory to the City of Redlands.

Pursuant to CA Labor Code Section 1770 et seq., the successful bidder shall pay not less than the prevailing rate of per diem wages as determined by the Director of the California Department of Industrial Relations. Copies of such prevailing rate of per diem wages are available at http://www.dir.ca.gov/OPRL/PWD/. Copies of the prevailing wage determination are also on file at the City of Redlands and shall be made available to any interested party upon request.

Pursuant to provisions of Section 22300 of the California Public Contract Code, the Contractor may substitute securities for any monies withheld by the City to ensure performance of the work.

Pursuant to the provisions of Section 3300 of the California Public Contract Code, Bidders shall be licensed as "Class A" and provide their California State Contractor's License numbers to the City. In addition, no contractor or subcontractor may be listed on a bid proposal for a public works project (submitted on or after March 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5 [with limited exceptions from this requirement for bid purposes only under Labor Code section 1771.1(a)]. No contractor or subcontractor may be awarded a contract for public work on a public works project (awarded on or after April 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

All terms and conditions contained in the Contract Documents including the Instructions to Bidders shall become a part of the Contract. No Bidder may withdraw their Bid for a period of sixty (60) days after the time of Bid Opening.

All questions related to this project shall be directed to Gerard Nepomuceno, Project Manager, at 909-798-7584 Ext 4. It shall be understood, however, that no specification interpretations will be made by telephone, nor will any products be considered for approval prior to award of the Contract. Changes, if any, will be made by addendum prior to opening of Bids.

BY ORDER OF THE CITY COUNCIL OF THE CITY OF REDLANDS, SAN BERNARDINO COUNTY, CALIFORNIA.

Jeanne Donaldson
City Clerk, City of Redlands

BID DOCUMENTS
(BD)

THIS PAGE INTENTIONALLY LEFT BLANK

INSTRUCTIONS TO BIDDERS
For
PMP 2024 STREET RESURFACING PROJECT
PROJECT No. 211010

Bids to receive consideration shall be made in accordance with the following instructions:

1. PROPOSALS:

a. Bids shall be made upon the form of proposal furnished by the City. All Bids shall be properly executed with all items filled in; the signatures of all persons signing shall be in longhand. If the unit price and the total amount named by a Bidder for any item are not in agreement, the unit price shall be considered as representing the Bidder's intention, and the totals may be corrected by the Engineer to conform thereto. If the sum of the individual bid item's and the total amount named by a Bidder are not in agreement, the sum of the bid item's shall be considered as representing the Bidder's intention, and the totals may be corrected by the Engineer to conform thereto. If the total price written in words and the total price written in figures are not in agreement, then the total price written in words will be considered as representing the Bidder's intention, and the totals will be corrected by the Engineer to conform thereto.

b. Proposals may be rejected if they show any alterations of form, additions not called for, conditional or alternative bids, incomplete Bids, erasures, or irregularities of any kind. Mistakes shall be lined through and the correct amount written above and initialed by the authorized agent of the Bidder.

c. Bids shall be accompanied by a cashier's or a certified check or Bidder's admitted corporate surety bond, in an amount not less than ten percent (10%) of the bid, made payable to the City of Redlands. Said check or bond shall be given as a guarantee that the Bidder will enter into a contract if awarded the work. In the case of refusal or failure to enter into said Contract, within fourteen (14) days after Notice of Award by the City in writing, the security shall be applied by the City to the difference between such bid and next lowest acceptable bid and surplus, if any, shall be returned to Bidder if cash or check is used, or to Surety if bid bond is used.

d. Before submitting a bid, Bidders shall carefully examine the Plans; read the Specifications; read all other Contract documents; shall visit the site of the work; shall fully inform themselves as to all existing conditions and limitations; and include in the bid a sum to cover the cost of all items included in the Contract. No allowance will be made due to lack of examination or knowledge. The submission of a bid shall be conclusive evidence that the bidder has investigated and is satisfied as to the conditions to be encountered as to character, quality and scope of work to be performed; the quantities of materials to be furnished; and as to the requirements of the Bid Proposal, plans and specifications.

e. Pursuant to CA Labor Code Section 1770 et seq., the successful bidder shall pay not less than the prevailing rate of per diem wages as determined by the Director of the California Department of Industrial Relations. Copies of such prevailing rate of per diem wages are available at http://www.dir.ca.gov/OPRL/PWD/. Copies of the prevailing wage determination are also on file at the City of Redlands and shall be made available to any interested party upon request.

f. The bid must be submitted on or before the date and time specified in the Notice Inviting Sealed Proposals (Bids). The bid shall be submitted in a sealed envelope marked in the lower left corner as follows:

BID FOR: PMP 2024 STREET RESURFACING PROJECT, PROJECT No. 211010

g. Bids will be opened and publicly read aloud at the time set in the Notice Inviting Sealed Proposals (Bids), in the Office of the City Clerk, Civic Center, 35 Cajon Street, Suite 4, Redlands, California.

2. AGREEMENT AND BONDS:

The form of Contract which the successful Bidder, as Contractor, will be required to execute is included in the Contract Documents (CD) of these specifications and should be carefully examined by the Bidder. The Agreement, admitted Corporate Surety Bonds and other documents to be executed by the Contractor shall be executed in original-duplicates stamped according to law, one of which original-duplicates shall be filed with the City Clerk of the City of Redlands. The successful Bidder, simultaneously with the execution of the Agreement, will be required to furnish a faithful performance bond and a labor and material bond, each in an amount equal to one hundred percent (100%) of the Contract price. Said bonds shall provide that if the Contractor or their Subcontractor fails to pay for any materials, provision, provender or other supplies or items used in, upon, for or about the performance of the work contracted to be done, or for any work of labor thereon of any kind, or for amounts due under the Unemployment Insurance Act or Workman's Compensation, with respect to such work or labor, that the surety or sureties will pay for the same. The amount shall not exceed the sum specified in the bond, and also, in case suit is brought upon the bond, a reasonable attorney's fee to be fixed by the court. All bonds shall be secured from surety companies satisfactory to the City of Redlands and whose name is on file with the County Clerk of San Bernardino County, as an approved and financially sound surety company authorized to transact business in this state.

3. WITHDRAWAL OF BIDS:

a. Any Bidder may withdraw his Bid, only by written request, at any time prior to the scheduled time for Bid Opening.

b. No Bidder may withdraw his Bid for a period of sixty (60) days after the time of Bid Opening except as allowed by the California Public Contract Code.

4. INSURANCE AND HOLD HARMLESS REQUIREMENTS:

Before entering into a Contract, the Bidder to whom the Contract has been awarded shall furnish satisfactory evidence that they have secured all required insurance from a responsible insurance company authorized to do business in California and satisfactory to the City, and such insurance shall be maintained in full force and effect at the Contractor's own expense during the life of the Contract. Contractor shall furnish the City with the customary Certificates of Insurance for all required insurance listed below. General Liability Insurance shall name the City and the Consultant, as an additional insured and shall be primary and non-contributing to any insurance or self-insurance maintained by the City. All liability insurance policies shall bear an endorsement or shall have attached a rider whereby it is provided that, in the event of expiration or proposed cancellation of such policies for any reason whatsoever, the City shall be notified by registered mail, return receipt requested, giving sufficient time before the date thereof to comply with any applicable law or statute, but in no event less than forty five (45) days before expiration or cancellation is effective.

The coverage shall provide the following minimum limits based on the type of work proposed under this Contract. The Contractor shall determine if the proposed work requires Tier 1 or Tier 2 Insurance Requirements as follows:

CONTRACTED OPERATIONS DESIGNATED AS TIER 1		
Air Conditioning (HVAC) Systems (installation)	Electric Light or Power Line Construction	Pipeline Construction
Airport Runways (paving, repaving, etc.)	Elevator Work	Roofing
Blasting Operations	Excavation	Sandblasting
Bridge or Elevated Highway Construction	Fire Suppression Systems (installation)	Sewer and Water Main Construction
Buildings Structural Work (including elevators)	Gas Mains or Connections Construction	Sign Erection (streets)
Building Structure (raising or moving)	Geophysical Exploration	Solar Energy
Cable Installation in Conduits and Conduit Construction (streets)	Grading of Land	Street Cleaning
Caisson or Cofferdam Work	Hazardous Materials Contractors	Street or Road Construction
Dam or Reservoir Construction	Irrigation or Drainage Construction	Tank Construction, Installation, Erection or Repair
Demolition (structures)	Landscape Construction (street or street medians)	Telephone or Cable Line Construction
Drilling	Painting (exterior greater than single story)	Tree Pruning, Dusting, Spraying or Removal

TIER 1 DESIGNATED INSURANCE REQUIREMENTS

a. Commercial General Liability
   - $1 Million Per Occurrence/ $2 Million Aggregate
     - City listed as an Additional Insured on the coverage
     - Coverage is primary and non-contributory
     - If scope of work is within 50 feet of any railroad, endorsement citing inclusion of liability associated with this work is required
     - If any policy forms of endorsements are cited to grant extension of coverage, they must be included with the Certificate of Insurance submission

b. Business Auto Liability
   - $1 Million Combined Single Limit
     - City listed as an Additional Insured on the coverage
     - Must include liability arising from all owned, leased, hired, and non-owned autos
     - If any policy forms of endorsements are cited to grant extension of coverage, they must be included with the Certificate of Insurance submission
   - If Contractor or its subcontractors or suppliers haul hazardous material (including, without limitation, waste), Auto Liability insurance must be applicable to all hazardous waste hauling vehicles, and include MCS 90 and CA9948 Endorsements.

c. Commercial Umbrella/ Excess Liability
   - $5 Million Per Occurrence/ Aggregate
     - City listed as an Additional Insured on the coverage
     - Coverage is primary and non-contributory
     - If any policy forms of endorsements are cited to grant extension of coverage, they must be included with the Certificate of Insurance submission

d. Workers Compensation
   - $1 Million Per Occurrence for Bodily Injury by Accident
   - $1 Million Each Employee for Bodily Injury by Disease
   - $1 Million Policy Limit for Bodily Injury by Accident
     - Waiver of Subrogation in favor of City
     - If any policy forms of endorsements are cited to grant extension of coverage, they must be included with the Certificate of Insurance submission

e. Pollution Policy (Hazardous Materials) [If Applicable]
   - Required of Projects that involve Demolition and/or Excavation Activities
   - $1 Million Per Occurrence/ $2 Million Aggregate
   - City listed as an Additional Insured on the coverage

CONTRACTED OPERATIONS DESIGNATED AS TIER 2		
Air Conditioning (HVAC) Systems (service and repair)	Carpentry (building interiors)	Fire Suppression Systems (service and repair)
Alarms and Alarm Systems	Communications Equipment Installation (interior)	Landscape Construction
Building Interior Work (service, repair and non-structural remodeling)	Driveway, Parking Area or Sidewalk (paving or repaving)	Painting (exterior)
Cable Installation in Conduits (buildings)	Fence Erection	All Other Job Types including Vendors

TIER 2 DESIGNATED INSURANCE REQUIREMENTS

a. Commercial General Liability
   - $1 Million Per Occurrence/ $2 Million Aggregate
     - City listed as an Additional Insured on the coverage
     - Coverage is primary and non-contributory
     - If scope of work is within 50 feet of any railroad, endorsement citing inclusion of liability associated with this work is required
     - If any policy forms of endorsements are cited to grant extension of coverage, they must be included with the Certificate of Insurance submission

b. Business Auto Liability
   - $1 Million Combined Single Limit
     - City listed as an Additional Insured on the coverage
     - Must include liability arising from all owned, leased, hired, and non-owned autos
     - If any policy forms of endorsements are cited to grant extension of coverage, they must be included with the Certificate of Insurance submission
   - If Contractor or its subcontractors or suppliers haul hazardous material (including, without limitation, waste), Auto Liability insurance must be applicable to all hazardous waste hauling vehicles, and include MCS 90 and CA9948 Endorsements.

c. Workers Compensation
   - $1 Million Per Occurrence for Bodily Injury by Accident
   - $1 Million Each Employee for Bodily Injury by Disease
   - $1 Million Policy Limit for Bodily Injury by Accident
     - Waiver of Subrogation in favor of City
     - If any policy forms of endorsements are cited to grant extension of coverage, they must be included with the Certificate of Insurance submission

d. Pollution Policy (Hazardous Materials) [If Applicable]
   - Required of Projects that involve Demolition and/or Excavation Activities
   - $1 Million Per Occurrence/ $2 Million Aggregate
   - City listed as an Additional Insured on the coverage

Contractor expressly waives all rights to subrogation against the City, its officers, employees and volunteers for losses arising from work performed by Contractor for City by expressly waiving Contractor's immunity for injuries to Contractor's employees and agrees that the obligation to indemnify, defend and hold harmless provided for in this Agreement extend to any claim brought by or on behalf of any employee of Contractor. This waiver is mutually negotiated by the parties. This shall not apply to any damage resulting from the sole negligence of City, its agents and employees. To the extent any of the damages referenced herein were caused by or resulted from the concurrent negligence of City, its agents or employees, the obligations provided herein to indemnify, defend and hold harmless are valid and enforceable only to the extent of the negligence of contractor, its officers, agents and employees.

Subcontractors. The prime contractor shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements from each subcontractor.

The Contractor shall not assign or sublet the contract, in whole or in part, without the written consent of the City, nor shall the contractor assign any monies due to, or to become due to, Contractor hereunder without prior written consent of the City.

The Contractor shall be fully responsible to the City for the acts and omissions of the subcontractor and persons either directly or indirectly employed by the Contractor. Consent to subcontracting part of the work shall, in no way, release the Contractor from responsibility for performance of the work, and Contractor will be held, in all respects, accountable for the same as if no consent had been given. The Contractor shall give personal attention to this work which is sublet. Nothing contained in the contract documents shall create any contractual relation between any subcontractor and the City.

Hold Harmless and Indemnification. Contractor shall indemnify, hold harmless and defend City and its elected officials, agents and employees and the Consultant from and against any and all claims, losses or liability, including attorney's fees, arising from injury or death to persons or damage to property occasioned by any act, omission or failure to act of Contractor, its subcontractors, and any officers, agents and employees in performing the work required by this Agreement. Contractor's obligations under this provision shall not be limited in any way by any terms of this Agreement, or the insurance limits.

5. LICENSES AND PERMITS:

No bid will be accepted from a Contractor who is not licensed in accordance with the law under the provisions of Division III, Chapter 9 of the Business and Professions Code of the State of California.

The Contractor shall, at the time of bid opening, possess a valid "Class A" Contractor's license, and provide its California State Contractor's License number to the City.

All subcontractors listed at the time of bid opening shall possess a valid Contractor's license for the work in which they are specified to complete within the Bid Submittal Package.

The Contractor shall, prior to Notice to Proceed, procure all other permits and licenses as stipulated in the GENERAL CONDITIONS.

In addition, no contractor or subcontractor may be listed on a bid proposal for a public works project (submitted on or after March 1, 2015 or awarded on or after April 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. Contractors shall submit proof of registration status with their bid submission to the City of Redlands. This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

6. SUBSTITUTION OF SECURITIES:

In accordance with applicable provisions of State law, the Contractor will be permitted to substitute qualified securities in lieu of retention of withheld progress payments by the Owner.

7. SUBCONTRACTORS:

Pursuant to Section 4105 of the California Public Contract Code, the bidder may not circumvent the requirement to list subcontractors by the device of listing one subcontractor, who in turn sublets portions constituting a majority of the work covered by the contract.

A. Pursuant to California Government Code section 4106, subcontractors who will perform work or labor or render services in an amount in excess of one-half of one percent of the Contractor's total bid shall be set forth in a list of subcontractors within the bid documents. Such list shall be accompanied by an experienced statement with pertinent information regarding similar projects and other evidence of qualifications for each such subcontractor, supplier, individual, or entity if requested by City. If City or engineer, after doing an investigation, has reasonable objection to any proposed subcontractor, supplier, individual, or entity, City may, before the notice of award is given, request the apparent successful bidder to submit a substitute, without an increase in the bid.

B. If the apparent successful bidder declines to make any such substitution, City may award the contract to the next lowest bidder that proposes to use acceptable subcontractors, suppliers, individuals, or entities declining to make the request and substitutions will not constitute grounds for forfeiture of the bid security of any bidder. Any subcontractor, supplier, individual or entity so listed and against which City makes no written objection prior to the giving of the notice of award will be deemed acceptable by City subject to verification of such assessments after the effective date of the agreement as provided herein.

8. NON DEBARRED CONTRACTORS AND SUBCONTRACTORS

The Contractor and all of its subcontractors shall, at the time of bid opening and for performance of this public works contract, be non-debarred contractors and not be ineligible Contractors pursuant to Public Contract Code section 6109 and Labor Code sections 1777.1 and 1777.7.

9. LABOR LAW REQUIREMENTS

Prior to the start of construction, the Contractor and each subcontractor shall submit to the City an executed Checklist of Labor Law Requirements, included within Appendix A, certifying that each Contractor and Subcontractor will comply with the foregoing Labor Law requirements; and fully understands that failure to comply with these requirements will subject it to the penalties cited herein.

By submitting a bid, the prime contractor and subcontractors involved in this project assure that they intend to comply with the labor law requirements noted within Appendix A, fully understanding that failure to comply may subject them to penalties as noted.

10. BID PROTEST PROCEDURES

Any bid protest must be in writing and received by the City Clerk's Office at 35 Cajon Street, Suite 4, Redlands, CA 92373, before 5:00 p.m. no later than two working days following the bid opening (the "Bid Protest Deadline") and must comply with the following requirements:

10.1 General. Only a bidder who has actually submitted a Bid Proposal is eligible to submit a bid protest against another bidder. Subcontractors are not eligible to submit bid protests. A bidder may not rely on the bid protest submitted by another bidder, but must timely pursue its own protest. If required by City, the protesting bidder must submit a non-refundable fee in the amount specified by City, based upon City's reasonable costs to administer the bid protest. Any such fee must be submitted to City no later than the Bid Protest Deadline, unless otherwise specified. For purposes of this Section, a "working day" means a day that City is open for normal business, and excludes weekends and holidays as observed by the City.

10.2 Protest Contents. The bid protest must contain a complete statement of the basis for the protest and all supporting documentation. Material submitted after the Bid Protest Deadline will not be considered. The protest must refer to the specific portion or portions of the Contract Documents upon which the protest is based. The protest must include the name, address, email address, and telephone number of the person representing the protesting bidder if different from the protesting bidder.

10.3 Copy to Protested Bidder. A copy of the protest and all supporting documents must be concurrently transmitted by fax or by email, by or before the Bid Protest Deadline, to the protested bidder and any other bidder who has a reasonable prospect of receiving an award depending on the outcome of the protest.

10.4 Response to Protest. The protested bidder may submit a written response to the protest, provided the response is received by the City Clerk's Office before 5:00 p.m., within two working days after the Bid Protest Deadline or after actual receipt of the bid protest, whichever is sooner (the "Response Deadline"). The response must include all supporting documentation. Material submitted after the Response Deadline will not be considered. The response must include the name, address, email address, and telephone number of the person representing the protested bidder if different from the protested bidder.

10.5 Copy of Protesting Bidder. A copy of the response and all supporting documents must be concurrently transmitted by fax or by email, by or before the Bid Protest Deadline, to the protesting bidder and any other bidder who has a reasonable prospect of receiving an award depending upon the outcome of the protest.

10.6 Exclusive Remedy. The procedure and time limits set forth in this section are mandatory and are the bidder's sole and exclusive remedy in the event of a bid protest. A bidder's failure to comply with these procedures will constitute a waiver of any right to further pursue a bid protest, including filing a Government Code Claim or initiation of legal proceedings.

10.7 Right to Award. The City Council reserves the right to award the Contract to the bidder it has determined to be the responsible bidder submitting the lowest responsive bid, and to issue a notice to proceed with the Contract notwithstanding any pending or continuing challenge to its determination.

PROPOSAL

TO: THE CITY OF REDLANDS, SAN BERNARDINO COUNTY, CALIFORNIA herein called the "City".

Pursuant to and in compliance with your Notice Inviting Bids, and the other documents relating thereto, the undersigned Bidder, having familiarized themselves with the terms of the Contract, the local conditions affecting the performance of the Contract and the cost of the work at the place where the work is to be done, and with the plans thereto, hereby proposes and agrees to perform within the time stipulated, the Contract, including all of its component parts and everything required to be performed, and to provide and furnish any and all of the labor, materials, tools, equipment and all utility and transportation services necessary to perform the contract, and complete in a workmanlike manner, all of the work covered by the contract in connection with the City's Project identified as

PMP 2024 STREET RESURFACING PROJECT
PROJECT No. 211010

NOTE: Bidders must bid each item in this schedule. All entries in the entire PROPOSAL must be made clearly and in ink. Mistakes shall be lined through and the correct amount written above and initialed by the authorized agent of the Bidder.

BID SCHEDULE

(See "Section 01200 – Measurement and Payment" for Bid Item description)

Item No.	Brief Description	Estimated Quantity	Unit Price (If Applicable)	Total Price in Figures
1	Mobilization (Maximum 5% of Total Bid Price)	LUMP SUM	N/A	$_____
2	SWPPP	LUMP SUM	N/A	$_____
3	Survey	LUMP SUM	N/A	$_____
4	Crack Seal/Fill and Slurry Seal (Type II)	92,644 SY	$_____/SY	$_____
5	0.1' AC Grind and 0.1' AC Overlay	1,840 SY	$_____/SY	$_____
6	2" AC Grind and 2" AC Overlay	125,100 SY	$_____/SY	$_____

BID SCHEDULE (CONTINUED)

(See "Section 01200 – Measurement and Payment" for Bid Item description)

Item No.	Brief Description	Estimated Quantity	Unit Price (If Applicable)	Total Price in Figures
7	3.6" AC Grind and 3.6" AC Overlay	19,768 SY	$_____/SY	$_____
8	3" AC Remove and Replace	1,240 SY	$_____/SY	$_____
9	Pulverize Top 9" to Place 3" AC Over 9" FDR-25	33,721 SY	$_____/SY	$_____
10	Asphalt Concrete Paving	5,463 TON	$_____/TON	$_____
11	Leveling Course	2,000 TON	$_____/TON	$_____
12	R/R PCC Curb & Gutter	335 LF	$_____/LF	$_____
13	R/R Rock Curb & Gutter	1,370 LF	$_____/LF	$_____
14	Adjust Manhole Ring/Cover w/ Concrete Collar	59 EA	$_____/EA	$_____
15	Adjust Valve Can & Cover (circular lid)	230 EA	$_____/EA	$_____
16	Replace Valve Can, Gate Well & Cover (triangular lid)	10 EA	$_____/EA	$_____
17	Install Blue RPM	78 EA	$_____/EA	$_____
18	Replace Traffic Loops	28 EA	$_____/EA	$_____
19	STOP and Misc. Legend (Thermoplastic) Sheet No. 3	156 EA	$_____/EA	$_____
20	24" Solid White/Yellow Stripe (Thermoplastic)	297 LF	$_____/LF	$_____

BID SCHEDULE (CONTINUED)

(See "Section 01200 – Measurement and Payment" for Bid Item description)

Item No.	Brief Description	Estimated Quantity	Unit Price (If Applicable)	Total Price in Figures
21	12" Solid White/Yellow Stripe (Thermoplastic)	4,143 LF	$_____/LF	$_____
22	8" Solid White Stripe (Thermoplastic)	4,480 LF	$_____/LF	$_____
23	6" Double Yellow Stripe (Thermoplastic)	16,864 LF	$_____/LF	$_____
24	6" Solid White Stripe (Thermoplastic)	24,107 LF	$_____/LF	$_____
25	6" Skip White/Yellow Stripe (Thermoplastic)	27,246 LF	$_____/LF	$_____
26	4" Solid White/Yellow Stripe (Thermoplastic)	116 LF	$_____/LF	$_____
27	Centerline Rumble Strip	8,491 LF	$_____/LF	$_____
28	Two-Way Left-Turn D-32	3,086 LF	$_____/LF	$_____
29	Export Roadway Materials	2,000 CY	$_____/CY	$_____
30	Unforeseen work not covered within all other bid items	LUMP SUM	N/A	$ 200,000.00
31	Demobilization	LUMP SUM	N/A	$_____
	BID SCHEDULE TOTAL PRICE (ITEMS 1-31)			**$_____**

Last Minute Additions/Deductions*_____ Bid Item No._____

Last Minute Additions/Deductions*_____ Bid Item No._____

Last Minute Additions/Deductions*_____ Bid Item No._____

BID SCHEDULE TOTAL PRICE: $_____

BID SCHEDULE TOTAL PRICE WRITTEN IN WORDS: _____

_____

_____

* Provision is made here for the Bidder to include an addition or deduction in its bid, if it wishes, to reflect any last-minute adjustments in prices. The addition or deduction, if made, will be proportionately applied to the Progress Payments total for the respective item in the Schedule of Prices, the amount being added or deducted for each monthly payment. The unit prices entered in the Schedule of Prices will not be affected.

LOW BID DETERMINATION:

The low bid will be determined pursuant to Public Contract Code Section 20103.8 as the lowest bid price on the Bid Schedule Total Price on page BD 13. A responsible bidder who submits the lowest bid as determined by the above method shall be awarded the contract, if it is awarded, by the City Council of the City of Redlands.

ADDENDA

Receipt of the following addenda is hereby acknowledged and the same is included in the Bid Price:

Addendum #1_____ (initials) Addendum #2_____ (initials) Addendum #3_____ (initials)

Addendum #4_____ (initials) Addendum #5_____ (initials) Addendum #6_____ (initials)

Addendum #7_____ (initials)

ATTEST: (if Corporation)

(Corporation Seal)

_____	_____
Company Name	Signature
_____	_____
Address	Name
_____	_____
City, State, Zip	Title

BID CERTIFICATION

The undersigned certifies that they are familiar with the various State and local laws affecting labor, length of working days, employer's liabilities, Sunday work, alien labor, domestic materials, Subcontractors, etc.

It is understood and agreed that the work under the contract will be commenced by the undersigned Bidder, if awarded the contract, within ten (10) calendar days from the date in the Notice to Proceed and will be completed by the Contractor in the time set forth in the **CONTRACT**.

Enclosed find Bidders bond or certified or cashier's check No. _____ on the _____ Bank, in the amount of _____ _____ which is not less than ten percent (10%) of the Bid submitted by the undersigned, made payable to the City of Redlands, California and which is given as a guarantee that the Bidder agrees that in case of their default in executing said contract with necessary bonds, the bond or check accompanying this Bid and the money made payable shall become and remain the property of the City of Redlands.

It is understood and agreed that the City of Redlands has the right to waive defects or irregularities and to accept or reject any or all Bids. No Bidder may withdraw their Bid for a period of sixty (60) days after the time of the Bid Opening except as allowed by the California Public Contract Code.

The following information, required by State law under penalty of perjury, is true and correct. Failure to complete this information renders the bid non-responsive, and the bid must be rejected.

_____	_____
Company Name	Signature
_____	_____
Address	Signatory's Title
_____	_____
City, State, Zip	State License Number and Class
_____	_____
Telephone Number	License Expiration Date

Dated this _____ day of _____, 20___.

BID BOND

KNOW ALL PERSONS BY THESE PRESENTS,

That _____ as Principal, and _____ as Surety, are held and firmly bound unto the City of Redlands, hereinafter called City, in the sum of _____ dollars, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS, said Principal has submitted a bid to said City to perform all work required under the PROJECT No. 211010.

NOW, THEREFORE, if said Principal is awarded a contract by said City and, within the time and in the manner required under the heading "Instructions to Bidders" bound with said Specifications, enters into a written contract on the form of agreement bound with said Specifications and furnishes the required bonds, one to guarantee faithful performance and the other to guarantee payment for labor and materials; then this obligations shall be null and void, otherwise it shall remain in full force and effect. In the event suit is brought upon this bond by said City and Judgment is recovered, said Surety shall pay all costs incurred by said City in such suit, including a reasonable attorney's fee to be fixed by the court.

SIGNED AND SEALED, this _____ day of _____, 20____.

_____**(SEAL)**
(Principal)

By:_____
(Signature)

_____**(SEAL)**
(Surety)

By:_____
(Signature)

Address:_____

_____

Telephone (___)_____

(Seal and Notarial Acknowledgment of Surety)

STATEMENT BY BIDDER
NON-COLLUSION AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

_____, being first duly sworn, deposes and says that

he is
(Sole Owner, a Partner, President, Secretary, etc.)

of
(Contractor)

the party making the foregoing bid on PROJECT No. 211010 that such bid is not made in the interest of or on behalf of any undisclosed person, partnership, company, association, organization, or corporation; that the bid is genuine and not collusive or sham; that the Bidder has not directly or indirectly induced or solicited any other Bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any Bidder or anyone else to put in a sham bid, or that anyone shall refrain from bidding; that the Bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the Bidder or of any other Bidder or to fix any overhead, profit, or cost element of the bid price or of that of another bidder, or to secure any advantage against the public body awarding the Contract of anyone interested in the proposed contract; that all statements contained in such bid are true; and further, that the Bidder has not directly or indirectly, submitted his bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company, association organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid.

By: _____ Title: _____

Subscribed and sworn to before me this _____ day of _____, 20___.

Signature of Officer Administering Oath
(Notary Public)

STATEMENT BY BIDDER
OFFICERS OF CORPORATION (Members of Firm)

The names of all persons interested in the foregoing proposals as principals, are as follows: (IMPORTANT NOTICE - if Bidder or other interested person is a corporation, state legal name of corporation, also names of the president, secretary, treasurer and manager thereof; if a co-partnership, state true name of firm, also names of all individual co-partners composing firm; if Bidder or other interested person is an individual, state first and last names in full).

_____ _____

_____ _____

_____ _____

Licensed in accordance with an act providing for the Registration of Contractors, License

No. _____.

Signature of Bidder _____ Dated_____

NOTE: If Bidder is a corporation, the legal name of the corporation shall be set forth above, together with the signature of the officer(s) authorized to sign contracts on behalf of the corporation; if Bidder is a co-partnership, the true name of the firm shall be set forth above, together with the signature of the partner or partners authorized to sign contracts in behalf of the co-partnership, and if the Bidder is an individual, that signature shall be placed above.

STATEMENT BY BIDDER
SUB-CONTRACTORS LIST

Bidder supplies the following information for any Subcontractor who will perform work or labor or render services to the prime contractor, etc. to be used on PROJECT No. 211010, all in accordance with Section 4104 of the California Public Contract Code.

LICENSED SUBCONTRACTOR'S NAME AND BUSINESS ADDRESS	LICENSE #	SPECIFIC DESCRIPTION OF SUBCONTRACT & BID ITEM #	% OF BID ITEM TO BE PERFORMED

STATEMENT BY BIDDER
QUALIFICATION AND EXPERIENCE STATEMENT

The following outline is a record of the undersigned Bidder's experience in construction of three (3) projects of a type similar in magnitude and character to that contemplated under PROJECT No. 211010 within the past two years. Include the location of each project as well as the name, address, and phone number of the owner, and name of individual to contact.

Subcontractors performing in excess of one half of one percent of the prime Contractor's total bid, or in the construction of streets or highways, one half of one percent of the prime contractor's total bid or ten thousand dollars ($10,000), whichever is greater shall provide a similar outline. Additional pages outlining this portion of the Bid may be attached. Failure to provide this statement may result in rejection of the bid by the City of Redlands.

1. Owner's Name: _____

   Contact Person: _____ Phone: (___) _____

   Address of Owner: _____

   Project Description: _____

   _____

   Amount of Contract: _____ Completion Date: _____

2. Owner's Name: _____

   Contact Person: _____ Phone: (___) _____

   Address of Owner: _____

   Project Description: _____

   _____

   Amount of Contract: _____ Completion Date: _____

3. Owner's Name: _____

   Contact Person: _____ Phone: (___) _____

   Address of Owner: _____

   Project Description: _____

   _____

   Amount of Contract: _____ Completion Date: _____

STATEMENT BY BIDDER
GENERAL INFORMATION

1. Bidder's Mailing Address _____

   _____

2. Number of years engaged in the contracting business under your present firm or trade name:

   _____

3. Have you ever failed to complete any work awarded to you? (Yes or No) _____. If yes, provide details in the space provided in Item 10.

4. Have you ever defaulted on a contract? (Yes or No) _____. If yes, provide details in the space provided in Item 10.

5. Have you ever been a party to a lawsuit or gone to arbitration during the last 5 years? (Yes or No) _____. If yes, provide details in the space provided in Item 10.

6. Has any Stop Notice been filed against you during the last 5 years? (Yes or No) ___. If yes, provide details in the space provided in Item 10.

7. Has your contractor's license ever been suspended, revoked, or subject to disciplinary action? (Yes or No) _____. If yes, provide details in the space provided in Item 10.

8. Contracts currently on hand:

Agency Name	Amount of Contract	Start Date	Completion Date

9. Enter the name of person(s) who inspected the site of the proposed work for your firm and the date of said site inspection.

   Name:_____ Date:_____

10. In the space provided, the Bidder shall provide details concerning any "Yes" answers provided in this "General Information" section. Details shall include, but not be limited to, the nature of dispute, name of the agency involved and the final outcome. If requested by the City, the Bidder shall supply additional information, sufficiently detailed, to permit evaluation of the Bidder's ability to perform the work.

Question Number	Details

CONTRACT DOCUMENTS
(CD)

THIS PAGE INTENTIONALLY LEFT BLANK

PUBLIC WORK CONSTRUCTION CONTRACT

This Public Work Construction contract ("Contract") is made and entered into this ___ day of _____, 20__, by and between the City of Redlands, a municipal corporation, organized and existing under the laws of the State of California (hereinafter "City"), and _____ (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: PMP 2024 Street Resurfacing Project, complete all items as required by the Contract Documents (as herein defined) and Specifications for City's PMP 2024 Street Resurfacing Project, Project No. 211010 (the "Work").

2. **CONTRACT SUM:** City shall pay Contractor the sum of _____ dollars ($_____) 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 ten (110) 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 one thousand dollars ($1000) 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 one thousand dollars ($1000) 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)

_____
Name of Contractor

By:_____
Signature of Authorized Agent

_____
Title

_____
Signature of Authorized Agent (if necessary)

_____
Title

_____
Contractor's License No.

WORKER'S COMPENSATION INSURANCE CERTIFICATION

Description of Contract: City of Redlands
Municipal Utilities and Engineering Department
PMP 2024 Street Resurfacing Project
Project No. 211010

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.

Dated this _____ day of _____, 2024.

_____
(Contractor)

_____
(Signature)

_____
(Official Title)

(SEAL)

(Labor Code Section 1861 provides that the above certificate must be signed and filed by the Contractor with the Owner prior to performing the work of the contract.)

FAITHFUL PERFORMANCE BOND

Whereas, the City of Redlands ("City"), State of California, and _____ (hereinafter designated as "Principal") have entered into an agreement dated _____, 20XX ("Agreement") whereby Principal agrees to install and complete certain public improvements (the "Work"), which said Agreement is identified as PMP 2024 Street Resurfacing Project, Project No. 211010 and is hereby referred to and made a part hereof; and

Whereas, said Principal is required under the terms of the Agreement to furnish a bond for the faithful performance of the Work, now, therefore, we, the Principal and, _____, as Surety, are held and firmly bound unto the City in the penal sum of _____ dollars ($_____) lawful money of the United States, for the payment of which sum we bind ourselves, and our heirs, successors, executors and administrators, jointly and severally, firmly by these presents.

The condition of this obligation is such that if the above bounded Principal, his or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and provisions in the Agreement and any alteration thereof made as therein provided, on his or its part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall faithfully fulfill the one-year guarantee of all materials and workmanship, and shall defend, indemnify and save harmless the City and its elected officials, officers, agents and employees, as therein stipulated, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

As a part of the obligation secured hereby and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorneys' fees, incurred by the City in successfully enforcing such obligations, all to be taxed as costs and included in the judgment rendered.

As a condition precedent to the satisfactory completion of the Work, the above obligation shall hold good for a period of one (1) year or longer if required by the Agreement after the acceptance of the work by the City, during which time if the Principal shall fail to make full, complete, and satisfactory repair and replacements and totally protect the City from loss or damage made evident during this period from the date of completion of the Work, and resulting from or caused by defective materials or faulty workmanship, the above obligation in penal sum thereof shall remain in full force and effect. The obligations of Surety hereunder shall continue so long as any obligation of the Principal remains.

Whenever the Principal shall be, and is declared by the City to be, in default under the Agreement, the City having performed the City obligations thereunder, the Surety shall promptly remedy the default, or shall promptly, at the City's option:

1. Complete the Work in accordance with its terms and conditions; or

2. Obtain a bid or bids for completing the Work in accordance with its terms and conditions, and upon determination by Surety of the lowest responsive and responsible bidder, arrange for a contract between such bidder and the City, and make available as work progresses sufficient funds to pay the cost of completion of the Work less the balance of the Agreement price, but not exceeding, including other costs and damages for which Surety may be liable hereunder, the

amount set forth above. The term "balance of the Agreement price," as used in this paragraph, shall mean the total amount payable to the Principal by the City under the Agreement and any modifications thereto, less the amount previously properly paid by the City to the Principal.

Surety expressly agrees that the City may reject any contractor or subcontractor which may be proposed by Surety in fulfillment of its obligations in the event of default by the Principal.

Surety shall not utilize the Principal in completing the Work nor shall Surety accept a bid from the Principal for completion of the Work if the City, when declaring the Principal in default, notifies Surety of the City's objection to the Principal's further participation in the completion of the Work.

No right of action shall accrue on the bond to or for the use of any person or corporation other than the City named herein or the successors or assigns of the City. Any suit under this bond must be instituted within the applicable statute of limitations period.

The said Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Agreement or to the work to be performed thereunder or the Specifications accompanying the same shall in any way affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Agreement or to the work or to the specifications.

No final settlement between the City and the Principal shall abridge the right of any beneficiary hereunder whose claim may be unsatisfied.

The Principal and Surety agree that if the City is required to engage the services of any attorney in connection with the enforcement of this bond, each shall pay the City's reasonable attorneys' fees incurred, with or without suit, in addition to the above sum.

In witness whereof, this instrument has been duly executed by the Principal and Surety above named, on _____, 2024.

(SEAL)	(SEAL)
_____	_____
(Contractor)	(Surety)
_____	BY: _____
(Signature)	(Signature)
	Address:_____
	_____
(Seal and Notarial Acknowledgment of Surety)	Telephone ( )_____

LABOR AND MATERIAL BOND

Whereas, the City Council of the City of Redlands, State of California, and _____ (hereinafter designated as "Principal") have entered into an agreement (the "Agreement") whereby Principal agrees to install and complete certain designated public improvements (the "Work"), which said agreement, dated _____, 20__, and identified as PMP 2024 Street Resurfacing Project, Project No. 211010 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 _____ dollars ($_____) 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 _____, 2024.

(SEAL)

_____

(Contractor)

_____

(Signature)

(Seal and Notarial Acknowledgement of Surety)

(SEAL)

_____

(Surety)

BY: _____

(Signature)

Address:_____

_____

Telephone: ( )_____

THIS PAGE INTENTIONALLY LEFT BLANK

GENERAL CONDITIONS
(GC)

THIS PAGE INTENTIONALLY LEFT BLANK

GENERAL CONDITIONS

The Standard Specifications for Public Works Constructions, 2021 Edition (Greenbook), together with supplements as published by Building News, Inc., are modified herein and comprise the Standard Specifications. For convenience, the section and subsection numbering system used in these modifications correspond to those used in the Greenbook. Unless specifically deleted or modified herein, all requirements of the Greenbook shall prevail.

SECTION 1 – GENERAL, TERMS, DEFINITIONS, ABBREVIATIONS, UNITS OF MEASURE, AND SYMBOLS

1-2 TERMS AND DEFINITIONS.

Agency - *Amend as follows:*
"The legal entity (City) for which the Work is being performed."

Bidder - *Amend as follows:*
"Any individual, firm, partnership, corporation, or combination thereof, licensed in accordance with the provisions of Chapter 9, Division III of the Business and Professions Code, submitting a Bid for the Work, acting directly or through a duly authorized representative."

City. The City of Redlands, San Bernardino County, California, being the legal entity for which the Work is being performed. Also referred to as Agency or Owner.

City Council. The City Council of the City of Redlands, San Bernardino County, California, being the body authorizing entrance into legal agreements and allowing work in public right-of-way or on public property controlled by the City of Redlands. Also referred to as Board.

Engineer - *Amend as follows:*
"The City Engineer of the Agency, or other person designated by the City Engineer, acting either directly or through authorized agents."

Fabricated. An item specifically assembled or made out of selected materials to meet individual design requirements.

Guarantee. See Warranty.

Laboratory. The designated laboratory authorized by the City of Redlands to test materials and work involved in the Contract.

Manufactured. A standard mass-produced unit or item meeting design requirements.

Owner. The City of Redlands, San Bernardino County, California.

Pavement. The uppermost layer of material placed on the traveled way or shoulder. Also referred to as surfacing.

Rain Day. A scheduled working day when you cannot perform work on the controlling activity for at least 50 percent of the day with at least 50 percent of the normal labor and equipment due to adverse weather-related conditions that cause the Contractor to dismiss the crew.

Street - *Delete and replace with the following:*
"Any road, highway, parkway, freeway, avenue, street, lane, alley, crossing, intersection, court, place, circle, walk, way, or any public right-of-way within the jurisdiction of the Agency."

Surety - *Delete and replace with the following:*
"An admitted corporate surety as listed by the United States Department of Treasury and duly licensed to conduct business in the State of California and County of San Bernardino and acceptable to the City of Redlands, bound with and for the Contractor for the acceptable performance, execution, and completion of the Work, and for the satisfaction of all obligations incurred."

Warranty. An extended insurance by the Contractor, of any product or item of work installed as a part of this project for replacement and/or repair for the time period specified, including but not limited to, all parts, labor, materials, tools, equipment costs, etc. necessary for the product or item of work to be in proper and acceptable working condition after completion of the project. For the purposes of this Contract, the period of coverage shall begin on the date of the Notice of Completion filed by the Owner.

Working Hours. Unless specified otherwise, working hours shall be from 7:00 AM to 4:00 PM, Monday through Friday, inclusive. Saturdays, Sundays, and City Holidays, as shown on the current year Construction Schedule, are excluded unless authorized by the City.

1-7.2 CONTRACT BONDS. - *Add the following sentence to paragraph 1:*
The warranty provisions set forth in Section 7-18 shall be secured by the Contract Performance Bond required under this section and said Bond shall remain in full force and effect for a period of one year from the date of completion as specified in the Notice of Completion.

SECTION 2 - SCOPE OF THE WORK

2-2 PERMITS. - *Amend the following:*

Amend the first sentence of paragraph 1 as follows:
"The Contractor will obtain all permits necessary to perform the work in streets, highways, railways or other rights-of-way."

Add the following sentence between the first and second sentences of paragraph 1:
For all work within Caltrans right-of-way, the Contractor shall obtain their own Caltrans Encroachment Permit and pay all necessary permit and inspection fees as required by Caltrans.

Add the following paragraph:
The Contractor shall, prior to the start of work, procure all permits and licenses, including but not limited to, a City Business License for itself, subcontractors, and all parties performing actions associated with this contract within the City of Redlands, City Truck Route Permit, City Street/Lane Closure Permit, City Encroachment Permit, USA Verification Number, DOSH Excavation Permit, other permits required by agencies and/or utilities having jurisdiction on the work, pay all charges and fees required by the City, other agencies and utilities, and give all notices necessary and incidental to the due and lawful prosecution of the work. All City permits associated with this project are no fee to the Contractor.

SECTION 3 - CONTROL OF THE WORK

3-7 CONTRACT DOCUMENTS.

3-7.1 General. – *Add the following paragraphs:*
Contractor's working drawings or plans for any structure not included in the plans shall be approved by the Engineer before any work is performed. It is mutually agreed that approval by the Engineer of the Contractor's working plans does not relieve the Contractor of any responsibility for accuracy of dimensions and details, and that the Contractor shall be responsible for agreement and conformity of their working plans with the approved plans and specifications.

Finished surfaces in all cases shall conform with the lines, grades, cross sections, and dimensions shown on the approved plans. Deviations from the approved plans will be determined by the Engineer and approved in writing. In the event of a discrepancy between any drawing and the figures written thereon, the figures shall be taken as correct.

Should it appear that the work to be done or any matter thereto is not sufficiently detailed or explained by the plans and specification, the Contractor shall apply to the Engineer for such further explanation as may be necessary and shall conform to such explanation or interpretation as part of the Contract so far as may be consistent with the intent of the original plans and specifications.

3-7.1.1 Preconstruction Meeting. The Contractor to whom the contract is awarded, and all his major subcontractors, shall attend a pre-construction meeting. The time and location of said meeting will be set by the City. Contractor will be given adequate notice of such meeting. It shall be the Contractor's responsibility to notify his subcontractors of the time and location of the meeting. All submittals as required under the General Requirements shall be submitted by the Contractor at the time of the meeting.

The Contractor will be provided with an electronic (.PDF file) of the conformed plans and specifications for their use throughout the project. Contractor is responsible for all costs of reproduction.

Progress meetings will be scheduled by the City. The Contractor will be given at least five working days notice of the time and location of said meetings. The Contractor has the responsibility of notifying his subcontractors, suppliers, and fabricators of the time and location of said meetings. Meetings will be held either at the job site, at the offices of the City of Redlands, or at any other

location approved by the City. The Contractor may request, in writing, that a meeting be held. The City will schedule a meeting at the Contractor's request not more than five working days after receiving said written notice.

3-7.2 Precedence of Contract Documents. – *Replace paragraph 2 with the following:*
The precedence shall be (A. being highest, O. being lowest):

A. Permits from other Agencies as may be required by law.
B. Change Orders.
C. Contract.
D. Addenda.
E. Bid Schedule/Proposal.
F. General Requirements.
G. Technical Specifications.
H. Plans.
I. MUED General Permit Conditions and Trench Specifications.
J. City of Redlands Water & Sewer Systems Standard Specifications.
K. General Conditions.
L. City of Redlands Standard Specifications and Detail Drawings for Design and Construction of Public Improvements and all Supplements
M. Standard Specifications for Public Works Construction (SSPWC), 2018 Edition
N. Standard Plans for Public Works Construction, 2012 Edition
O. Reference Specifications.

3-8.7 Record Drawings. The Contractor shall maintain at the job site, a set of record drawings for the work showing: exact location information of all existing underground utilities encountered, final locations determined in the field, any deviations from the plans and specifications and new work performed within the work area; and all differences between the work as drawn and as installed for all concealed work as well as work added which is not shown on the drawings. Concealed work shall mean all work installed underground or in an area which cannot be readily inspected by use of access panels, inspection plates or other removable features. When vacuum excavation (potholing) services are required, contractor to provide report that identifies depth and alignment of underground utilities.

These record drawings shall be kept current and legible, and shall be available for inspection at all times by the Engineer, Architect and Contractor. All information, changes in the work or work added on these record drawings shall be marked in red. All markings shall use the same legends that are used on the drawings. Indicate locations by exact dimensions and elevations. Give dimensions and elevations from a permanent reference point and prepare all changes to scale.

At the end of construction, the contractor shall prepare one set of marked-up prints of the record drawings indicating any and all revisions and changes to the drawings reflecting As-Built conditions. The drawings shall also contain a listing of all subcontractors who worked on the construction project. The As-Built drawings will be submitted to the Municipal Utilities and Engineering Department for review and approval by the City Inspector and Engineer.
The design engineer or City staff shall prepare the final As-Built drawings for record purposes in one of the following two ways: (1) Check out the original drawings from the City and manually revise the

drawings to reflect the As-Built condition; or (2) Re-plot the original drawings electronically on 4 mil mylars and make revisions electronically to reflect the As-Built conditions. The final As-Built drawings will be reviewed and approved by the City Inspector and Engineer

The construction related bonds will not be released by the City until the As-Built drawings are accepted by the Engineer and all City stipulated conditions for the release of the bonds have been satisfied.

3-10 SURVEYING.

3-10.3 Line and Grade. - *Add the following sentences to paragraph 1:*
All distances and measurements shown are and will be made in a horizontal plane. Construction line and grade staking shall be set at maximum intervals of 25 feet when the grade is 0.50 percent or greater. Construction line and grade staking shall be set at maximum intervals of 12 feet when the grade is less than 0.50 percent.

3-10.4 Permanent Survey Markers.
The Registered (licensed) Land Surveyor or Registered Civil Engineer authorized to practice land surveying in accordance with all provisions of Section 8771 of the Business and Profession Code shall be hired as a subcontractor or employed by the Contractor.

3-10.5 Survey Service.
Contractor shall be responsible for: furnishing all surveying and staking, horizontal and vertical, as shown on the plans and in accordance with the specifications; furnishing all staking for sub-grade and base course grades per typical sections; replacing any existing monuments and ties which have been destroyed by construction; identifying, locating and tying out all monuments and ties necessary within the work area; and shall reinstall all disturbed monuments and ties, supplying the Engineer with copies of monument and tie sheets recorded with the County Surveyor in accordance with applicable State law. Monuments shall be approved by the Engineer.

Surveying and staking shall be done by a Registered (licensed) Land Surveyor or Registered Civil Engineer authorized to practice land surveying in accordance with all provisions of Section 8771 of the Business and Professions Code.

Unless otherwise specified, stakes will be set and stationed by the Contractor's surveyor for curbs, headers, sewers, storm drains, structures, rough grade and all other staking necessary for the construction of the work. A corresponding cut or fill to finished grade (or flowline) will be indicated on a grade sheet to be supplied to the Engineer. The Contractor shall dig all holes necessary for line and grade stakes.

3-13 COMPLETION, ACCEPTANCE, AND WARRANTY.

3-13.2 Acceptance. - *Add the following paragraphs:*
The Contractor shall submit written assertion that the work has been completed prior to the Engineer making final inspection. The Engineer will have 48 hours to inspect the work. If the Engineer determines that the work is not complete, written notice will be given.

Until final acceptance of work by the Engineer, the Contractor shall have charge and care thereof from damage caused by the action of the elements or from any other cause, whether arising from the execution or from the non-execution of the work. The Contractor shall rebuild, repair, restore, and make good all injuries or damage to any portion of the work occasioned by any of the above causes before final acceptance and shall bear the expense thereof.

All work which has been rejected shall be remedied or removed and replaced by the Contractor at their expense with work conforming to the plans and specifications. Any defective material or workmanship which may be discovered before final acceptance or within one year from the date of final acceptance shall be immediately corrected by the Contractor at their expense, notwithstanding that it may have been overlooked in previous inspections and estimates. Failure to inspect work at any stage shall not relieve the Contractor from any obligation to perform sound and reliable work as herein described. It is the Contractor's ultimate responsibility to deliver a complete, operational project that complies in all details with these specifications, at the time of final acceptance.

Any omission or failure on the part of the City to discover or notify the Contractor of or to condemn defective work or material at the time of construction shall not be deemed as acceptance, and the Contractor will be required to correct defective work or material prior to final acceptance.

The City will endeavor to locate any errors or defective materials or workmanship and call them to the attention of the Contractor prior to subsequent work being performed. However, the City is under no obligation to do so and shall not be held liable because errors or defective material or workmanship by the Contractor are not discovered prior to subsequent work.

Nothing in this section shall be construed to limit the rights of the City to immediately correct conditions which are unsafe or which pose a public health nuisance. Should said corrections later be found to be caused by defective material and/or workmanship, the Contractor and their surety shall reimburse the City for costs reasonably incurred while attending the situation.

In the event it is necessary for the City to file suit to enforce any liability of the Contractor pursuant to this Section, the City shall be entitled to recover from the Contractor, in addition to all other amounts found due and owing, costs of suit and reasonable expenses and fees including reasonable attorneys' fees incurred by the City in successfully enforcing the Contractor's obligation, all to be taxed as costs and included in any judgment rendered.

3-13.3 Warranty. - *Amend the following:*

Amend the first sentence of the paragraph 3:
"The warranty period for specific items covered under manufacturers' or suppliers' warranties shall commence from the date of the final acceptance, except where longer warranty periods are specified."

Add the following paragraphs:
All start-up and testing shall be complete, approved and accepted before final acceptance, substantial completion, or beneficial occupancy.

The warranty provided herein shall not be in lieu of, but shall be in addition to any warranties or other obligations otherwise imposed by the specifications or by law. The remedies provided herein shall not be exclusive and the City shall be entitled to any and all remedies provided by law.

3-14 INSPECTION.

The Contractor shall notify the Engineer at least 24 hours in advance before inspection is required. Whenever the Contractor varies the period during which work is carried on each day, due notice shall be given to the Engineer so that proper inspection may be provided. Varied working hours may be allowed only upon written authorization from the Engineer.

Work financed in whole or in part with funds from another public entity or performed within the jurisdiction of another public entity shall be subject to inspection at all times by authorized representatives of that entity.

The work shall be ready for inspection, whether by City, other public entities or independent testing laboratories, at the scheduled times arranged by the Contractor. If, in the City's sole judgment, the work is not ready and the inspection must be rescheduled, the Contractor shall be notified. The Contractor shall reschedule the inspection and provide the proper 24 hour notification for the rescheduled inspection. Any costs incurred by the City for rescheduled inspections shall be reimbursed prior to the release of Bonds.

In order to allow for inspection, the Contractor shall notify the City's inspector sufficiently in advance of the permanent concealment of any materials or work. The City's inspector shall make the appropriate notifications to other public entities and independent testing laboratories for inspections. All inspections required in the specifications for this project shall be coordinated through the City's inspector.

If any work is concealed or performed without the prior notice specified, the work shall be subject to such tests or exposure as may be necessary to prove to the City, Architect and Engineer, that the materials used and the work performed are in conformity with the drawings and specifications. All labor, tools, materials and equipment necessary for exposing and testing shall be furnished by the Contractor at their expense. The Contractor shall replace at their expense, any materials or work damaged by exposure or testing.

Overtime inspection may be requested by the Contractor. Overtime inspection includes but is not limited to, any hours worked outside of the inspector's normal working hours including weekends and holidays. Such requests shall be on a case-by-case basis as determined by the Engineer. If the Engineer so determines and approves, overtime inspection shall be paid for by the Contractor at the current City billing rate at the time of request or as billed by other public entities or independent testing laboratories. Any costs incurred by the City for overtime inspection shall be reimbursed prior to the release of Bonds.

SECTION 4 - CONTROL OF MATERIALS

4-1 GENERAL. - *Delete and replace with the following:*

Should any work performed or material furnished under the Contract prove defective or not in accordance with the Plans and Specifications and in the opinion of the Engineer such defect is not of sufficient magnitude or importance to make the work dangerous or unusable, or if the removal of such work is impracticable or will create dangerous or undesirable conditions, the Engineer at his discretion shall have the right and authority to retain such work instead of requiring it to be removed and reconstructed, but he shall make such deductions therefore in the payment due the Contractor as may be just and reasonable.

4-1.1 Warranty of Title. No materials, supplies or equipment for the work under this Contract shall be purchased subject to any chattel mortgage or under a conditional sale contract or other agreement by which an interest therein or any part thereof is retained by the seller or supplier. The Contractor warrants clear and good title to all materials supplied and equipment installed and incorporated in the work and agrees, upon completion of all work, to deliver the premises, together with all improvements and appurtenances constructed or placed thereon by him, to the Owner free from any claims, liens, encumbrances or charges, and further agrees that neither he nor any person, firm, or corporation furnishing any material or labor for work covered by the Contract shall have any right to a lien upon the premises or any improvement or appurtenance thereon, provided that this shall not preclude the Contractor from installing metering devices or other equipment of utility companies the title of which is commonly retained by the utility company. Nothing contained in this article, however, shall defeat or impair the right of such persons furnishing materials or labor under any bond given by the Contractor for their protection, or any right under any law permitting such persons to look to funds due the Contractor, which are in the hands of the Owner.

4-1.2 Clayton Act. In submitting a bid to the City, if the bid is accepted the Contractor agrees it will assign to the City 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 Division 7 of the Business and Professionals Code), arising from purchases of goods, materials, or services by the Bidder for sale to the City pursuant to the bid. Such assignment shall be made and become effective at the time the City tenders final payment to the Bidder.

SECTION 5 – LEGAL RELATIONS AND RESPONSIBILITES

5-1.1 CONTRACTOR'S EQUIPMENT AND FACILITIES.

A noise level limit of 86 dbA at a distance of 15 m (50 feet) shall apply to all construction equipment on or related to the work whether owned by the Contractor or not. The use of excessively loud warning signals shall be avoided, except in those cases required for the protection of personnel.

5-1.2 General.

The enclosed toilets required by this section shall be located within an approved yard, if one is acquired by the Contractor. If a yard is not acquired by the Contractor or the project is not within a City owned property, the toilets must be installed on a trailer and removed from the jobsite each day. At no times shall toilets be stored within the public right of way outside of working hours.

5-3 LABOR. - *Amend the following:*

5-3.1 General. - *Add the following paragraphs:*
Employment of apprentices are required on projects of $30,000 or more. Provisions in Sections 1777.5 of the California Labor Code fixes responsibility of compliance with that section for all apprenticeable occupations with the Contractor. Section 1777.5 provides that the Contractor and every Subcontractor shall submit contract award information to the applicable joint apprenticeship committee. One apprentice hour for every five journeymen hours worked is the minimum State requirement applicable to each apprenticeable trade. Section 1777.7 of said Labor Code provides that the Contractor shall forfeit as a civil penalty the sum of one hundred dollars ($100.00) for each calendar day of noncompliance with provision of said Section 1777.5.

The Contractor will observe all applicable health and safety requirements, including, but not limited to the California and Federal Occupational Safety and Health Acts. The Contractor shall submit for review by the City a Site Specific Health and Safety Plan prior to the commencement of construction activities. This Plan shall meet or exceed the requirements of 29 CFR 1910.120.

5-3.2 Prevailing Wages. - *Add the following paragraphs:*
Contractors are hereby notified that pursuant to Section 1770 of the Labor Code of the State of California, the City Council of the City of Redlands, California, by Resolution No. 2326, has ascertained the general prevailing rate of hourly wages and rates for legal holidays and overtime work in the locality where this work is to be performed, for each craft or type of workman or mechanic needed to execute the Contract which will be awarded to the successful Bidder. The Contractor shall comply with Sections 1770 to 1780 inclusive of the Labor Code and Master Labor Agreement of Southern California.

The Contractor and each of his subcontractors shall pay each of his employees engaged in work on the project under this Contract in full less legally required deductions and also deductions made pursuant to the regulations prescribed under the so-called "Kick- Back Statute" (48 Sta. 948; U.S.C. 875; 40 U.S.C. 276c).

In accordance with Section 1775 of the California Labor code, Contractor shall forfeit to City, as a penalty, a minimum of $40 for each day, or portion thereof, and a maximum of $200 for each day, or portion thereof, for each worker paid, either by Contractor, or any subcontractor, less than the prevailing rates as determined by the Director of the California Department of Industrial Relations for the work.

Contractor further agrees to fully comply with all applicable provisions of the California Labor Code including but not limited to Sections 1771, 1775, 1776, 1777.5, 1813 and 1815. Failure to abide by prevailing wages and laws by Contractor will be enforced.

The Contractor or subcontractor shall, as a penalty, to the State or political subdivision on whose behalf the contract is made or awarded forfeit twenty-five ($25) dollars for each worker employed in the execution of the contract by the respective contractor or subcontractor for each calendar day during which the worker is required or permitted to work more than 8 hours in any calendar day and 40 hours in any calendar work in violation of Labor Code section 1813.

5-3.3 Payroll Records. – *Delete and replace with the following*:

The contractor and subcontractors shall submit electronic certified payroll on a weekly basis to the City of Redlands through LCPtracker. LCPtracker is a web-based labor compliance management system. The Prime Contractor and Subcontractors and lower-tier Subcontractors will receive an email from LCPtracker providing their log-on identification and temporary password. The Contractors will need to follow the instructions in the email to set-up their permanent password and activate their account. Once their account is setup, LCPtracker Inc. provides either computer based or web based training. Training can be accessed via the "Book Now" button located under the "Projects" tab. The prime contractor shall submit their certified payroll, along with any subcontractor who is performing any labor, on a weekly basis. The prime contractor is responsible for all communication with their subcontractors and shall submit their subcontractor's certified payroll as part of their weekly payroll packet. All labor compliance correspondence and submissions will be made through the LCPtracker software.

All certified payroll shall be submitted no later than 7 days from the close of the pay period. The payroll records shall set out accurately and completely the name, social security number, classification and hourly wage rate of each employee, hours worked by employee during the payroll period and a full weekly wages and the actual weekly wages paid to the employee. Such certified payroll records shall be made available at all time for inspection by the City, the Department of Industrial Relations, the Department of Labor or authorized representatives within ten days of request. The contractor and subcontractor shall preserve weekly payroll records for a period of three (3) years from the date of completion of the Contract. In case on noncompliance with said Section 1776 and after a ten-day period following receipt of written notice, the Contractor shall forfeit to the California Department of Industrial Relations one hundred dollars ($100.00) for each calendar day or portion thereof, for each worker in non-compliance, until compliance is effectuated.

In order to meet labor compliance requirements, all contractors will be required to complete eDocuments which are accessed, submitted and approved through LCPtracker. All eDocuments are required to be signed by an owner/officer or authorized signer. The Prime Contractor and each Subcontractor and every lower-tier Subcontractor and any Vendors subject to this provision shall comply with Title 8, Section 16404 of the California Code of Regulations.

A Fringe Benefit Statement shall be submitted with the first payroll and is required for both the prime contractor and any subcontractors. A new Fringe Benefit Statement will be required when general determinations are issued in February and August. Please refer to the DIR website for additional details. Any weeks where no work was performed must be represented by the submittal of a Statement of Non-Performance covering the 7 day pay period where no hours were worked on the site. Final payroll on the project should state "Final" on the certified payroll, and must be marked as such in the LCPtracker system.

Failure by the Contractor to comply with the aforementioned requirements shall result in withheld progress payments until such time certified payroll documents have been received, reviewed, and accepted by the City. The City reserves the right to seek assistance from the State Department of Industrial Relations in determining the acceptability of certified payroll submittals before release of withheld progress payments. Prior to the release of retention monies, all certified payroll must be submitted on the project and any outstanding issues that may have occurred throughout the project must be resolved.

5-4 INSURANCE. - *Delete Section 5-4.1, Section 5-4.2 and replace with the following:*
Before entering into a Contract, the Bidder to whom the Contract has been awarded shall furnish satisfactory evidence that they have secured all required insurance from a responsible insurance company authorized to do business in California and satisfactory to the City, and such insurance shall be maintained in full force and effect at the Contractor's own expense during the life of the Contract. Contractor shall furnish the City with the customary Certificates of Insurance for all required insurance listed below. General Liability Insurance shall name the City and the Consultant, as an additional insured and shall be primary and non-contributing to any insurance or self-insurance maintained by the City. All liability insurance policies shall bear an endorsement or shall have attached a rider whereby it is provided that, in the event of expiration or proposed cancellation of such policies for any reason whatsoever, the City shall be notified by registered mail, return receipt requested, giving sufficient time before the date thereof to comply with any applicable law or statute, but in no event less than forty five (45) days before expiration or cancellation is effective.

The coverage shall provide the following minimum limits based on the type of work proposed under this Contract. The Contractor shall determine if the proposed work requires Tier 1 or Tier 2 Designated Insurance Requirements shown below.

CONTRACTED OPERATIONS DESIGNATED AS TIER 1		
Air Conditioning (HVAC) Systems (installation)	Electric Light or Power Line Construction	Pipeline Construction
Airport Runways (paving, repaving, etc.)	Elevator Work	Roofing
Blasting Operations	Excavation	Sandblasting
Bridge or Elevated Highway Construction	Fire Suppression Systems (installation)	Sewer and Water Main Construction
Buildings Structural Work (including elevators)	Gas Mains or Connections Construction	Sign Erection (streets)
Building Structure (raising or moving)	Geophysical Exploration	Solar Energy
Cable Installation in Conduits and Conduit Construction (streets)	Grading of Land	Street Cleaning
Caisson or Cofferdam Work	Hazardous Materials Contractors	Street or Road Construction
Dam or Reservoir Construction	Irrigation or Drainage Construction	Tank Construction, Installation, Erection or Repair
Demolition (structures)	Landscape Construction (street or street medians)	Telephone or Cable Line Construction
Drilling	Painting (exterior greater than single story)	Tree Pruning, Dusting, Spraying or Removal

TIER 1 DESIGNATED INSURANCE REQUIREMENTS

a. Commercial General Liability
   - $1 Million Per Occurrence/ $2 Million Aggregate
     - City listed as an Additional Insured on the coverage
     - Coverage is primary and non-contributory

- If scope of work is within 50 feet of any railroad, endorsement citing inclusion of liability associated with this work is required
- If any policy forms of endorsements are cited to grant extension of coverage, they must be included with the Certificate of Insurance submission

b. Business Auto Liability
   - $1 Million Combined Single Limit
     - City listed as an Additional Insured on the coverage
     - Must include liability arising from all owned, leased, hired, and non-owned autos
     - If any policy forms of endorsements are cited to grant extension of coverage, they must be included with the Certificate of Insurance submission
   - If Contractor or its subcontractors or suppliers haul hazardous material (including, without limitation, waste), Auto Liability insurance must be applicable to all hazardous waste hauling vehicles, and include MCS 90 and CA9948 Endorsements.

c. Commercial Umbrella/ Excess Liability
   - $5 Million Per Occurrence/ Aggregate
     - City listed as an Additional Insured on the coverage
     - Coverage is primary and non-contributory
     - If any policy forms of endorsements are cited to grant extension of coverage, they must be included with the Certificate of Insurance submission

d. Workers Compensation
   - $1 Million Per Occurrence for Bodily Injury by Accident
   - $1 Million Each Employee for Bodily Injury by Disease
   - $1 Million Policy Limit for Bodily Injury by Accident
     - Waiver of Subrogation in favor of City
     - If any policy forms of endorsements are cited to grant extension of coverage, they must be included with the Certificate of Insurance submission

e. Pollution Policy (Hazardous Materials) [If Applicable]
   - Required of Projects that involve Demolition and/or Excavation Activities
   - $1 Million Per Occurrence/ $2 Million Aggregate
   - City listed as an Additional Insured on the coverage

CONTRACTED OPERATIONS DESIGNATED AS TIER 2		
Air Conditioning (HVAC) Systems (service and repair)	Carpentry (building interiors)	Fire Suppression Systems (service and repair)
Alarms and Alarm Systems	Communications Equipment Installation (interior)	Landscape Construction
Building Interior Work (service, repair and non-structural remodeling)	Driveway, Parking Area or Sidewalk (paving or repaving)	Painting (exterior)
Cable Installation in Conduits (buildings)	Fence Erection	All Other Job Types including Vendors

TIER 2 DESIGNATED INSURANCE REQUIREMENTS

a. Commercial General Liability
   - $1 Million Per Occurrence/ $2 Million Aggregate
     - City listed as an Additional Insured on the coverage
     - Coverage is primary and non-contributory
     - If scope of work is within 50 feet of any railroad, endorsement citing inclusion of liability associated with this work is required
     - If any policy forms of endorsements are cited to grant extension of coverage, they must be included with the Certificate of Insurance submission

b. Business Auto Liability
   - $1 Million Combined Single Limit
     - City listed as an Additional Insured on the coverage
     - Must include liability arising from all owned, leased, hired, and non-owned autos
     - If any policy forms of endorsements are cited to grant extension of coverage, they must be included with the Certificate of Insurance submission
   - If Contractor or its subcontractors or suppliers haul hazardous material (including, without limitation, waste), Auto Liability insurance must be applicable to all hazardous waste hauling vehicles, and include MCS 90 and CA9948 Endorsements.

c. Workers Compensation
   - $1 Million Per Occurrence for Bodily Injury by Accident
   - $1 Million Each Employee for Bodily Injury by Disease
   - $1 Million Policy Limit for Bodily Injury by Accident
     - Waiver of Subrogation in favor of City
     - If any policy forms of endorsements are cited to grant extension of coverage, they must be included with the Certificate of Insurance submission

d. Pollution Policy (Hazardous Materials) [If Applicable]
   - Required of Projects that involve Demolition and/or Excavation Activities
   - $1 Million Per Occurrence/ $2 Million Aggregate
   - City listed as an Additional Insured on the coverage

Contractor expressly waives all rights to subrogation against the City, its officers, employees and volunteers for losses arising from work performed by Contractor for City by expressly waiving Contractor's immunity for injuries to Contractor's employees and agrees that the obligation to indemnify, defend and hold harmless provided for in this Agreement extend to any claim brought by or on behalf of any employee of Contractor. This waiver is mutually negotiated by the parties. This shall not apply to any damage resulting from the sole negligence of City, its agents and employees. To the extent any of the damages referenced herein were caused by or resulted from the concurrent negligence of City, its agents or employees, the obligations provided herein to indemnify, defend and hold harmless are valid and enforceable only to the extent of the negligence of contractor, its officers, agents and employees.

Subcontractors. The prime contractor shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements from each subcontractor.

The Contractor shall not assign or sublet the contract, in whole or in part, without the written consent of the City, nor shall the contractor assign any monies due to, or to become due to, Contractor hereunder without prior written consent of the City.

The Contractor shall be fully responsible to the City for the acts and omissions of the subcontractor and persons either directly or indirectly employed by the Contractor. Consent to subcontracting part of the work shall, in no way, release the Contractor from responsibility for performance of the work, and Contractor will be held, in all respects, accountable for the same as if no consent had been given. The Contractor shall give personal attention to this work which is sublet. Nothing contained in the contract documents shall create any contractual relation between any subcontractor and the City.

Hold Harmless and Indemnification. Contractor shall indemnify, hold harmless and defend City and its elected officials, agents and employees and the Consultant from and against any and all claims, losses or liability, including attorney's fees, arising from injury or death to persons or damage to property occasioned by any act, omission or failure to act of Contractor, its subcontractors, and any officers, agents and employees in performing the work required by this Agreement. Contractor's obligations under this provision shall not be limited in any way by any terms of this Agreement, or the insurance limits.

5-4.3 Worker's Compensation Insurance. - *Delete and replace with the following:*

A. Contractor shall have worker's compensation and employer's liability insurance in force throughout the duration of the contract in an amount which meets the statutory requirement with an insurance carrier acceptable to the City. The insurance policy shall include a provision prohibiting cancellation of said policy except upon forty-five (45) days prior written notice to City. Certificates of Insurance shall be delivered to the City at the time of the Contractors' execution of the agreement.

B. Contractor expressly waives all rights to subrogation against the City, its officers, employees and volunteers for losses arising from work performed by Contractor for City by expressly waiving Contractor's immunity for injuries to Contractor's employees and agrees that the obligation to indemnify, defend and hold harmless provided for in this Agreement extend to any claim brought by or on behalf of any employee of Contractor. This waiver is mutually negotiated by the parties. This shall not apply to any damage resulting from the sole negligence of City, its agents and employees. To the extent any of the damages referenced herein were caused by or resulted from the concurrent negligence of City, its agents or employees, the obligations provided herein to indemnify, defend and hold harmless are valid and enforceable only to the extent of the negligence of contractor, its officers, agents and employees.

5-6 PATENT FEES OR ROYALTIES. *Delete and replace with the following:*
The Contractor shall include in its Bid the patent fees or royalties on any patented article or process which may be furnished or used in the Work. The Contractor shall indemnify and hold the City

harmless from any legal action that may be brought for infringement of patents. The Contractor's attention is directed to "Notice of Patents, Data, and Copyright Regulations" of the Federal Labor Standards.

The Contractor shall bear all costs arising from the use of patented goods and/or processes used on and/or incorporated into the Work. When use of these goods and/or processes is judged to be an infringement and the use is banned, the Contractor, at its own expense, shall, with concurrence of the Engineer, do one of the following:

A. Secure for the City the right to continue using goods and/or processes by suspension of the injunction or by procuring a license(s);

B. Replace said goods and/or processes with non-infringing goods and/or processes;

C. Modify said goods and/or processes so that they become non-infringing; or

D. Remove said goods and/or processes and refund the sum paid therefore without prejudice to any other rights of the City.

The preceding shall not apply to any goods manufactured to the detailed design of the City contained in the Contract Documents.

5-7 SAFETY.

5-7.1 Work Site Safety.

5-7.1.1 General. - *Amend the following:*

Add the following sentences to paragraph 1:
Should watering be the sole method utilized for roadway dust abatement purposes, the maximum time interval that shall elapse between applications thereof shall be no greater than 3 hours during normal working day, supplemented by an additional application thereof immediately prior to the conclusion of the workday and at such other times as may be required, including evenings, weekends and holidays as required by the Engineer. Should the Contractor be unable to furnish dust abatement as specified, the City may perform or cause to be performed the necessary service, the expense of which will be deducted from the payment due the Contractor.

Add the following paragraphs:
To insure the protection of storm drain inlets, Best Management Practices (BMPs) shall be employed during cleanup and dust control operations. Refer to Section 7-8.6.

Compliance with this section is of extreme importance to the City and its citizens. The City may fine the Contractor $1,000 per incident if there are issues with dust, mud, unused equipment or materials and rubbish within the construction area that result in citizen complaints. A 24 hour notice shall be issued to the Contractor and failure to correct the problems will result in the fine being levied. This fine will be in addition to those fines potentially charged for NPDES violations.

5-8 AIR POLLUTION CONTROL.

Dust control shall be performed in accordance with Subsection 7-8 of the Standard Specifications, South Coast Air Quality Management District (SCAQMD) Rule 403, the general Provisions and the following Provision.

Dust resulting from the Contractor's performance of the work, either inside or outside, the right-of-way shall be controlled by the Contractor. Dust control includes the action necessary to prevent, reduce or control dust within the work area as required to complete the work. The Contractor shall carry out proper and efficient measures to prevent his operations from producing dust in amounts damaging to property or causing a nuisance, or harm to persons living nearby or occupying buildings in the vicinity of the work. The Contractor shall control dust 24 hours a day, seven days a week. The methods to be used for controlling dust in the construction area and along haul roads shall be approved by the Engineer prior to starting any work. The Rule 403 Implementation Handbook published by the SCAQMD, contains a detailed listing of reasonably available dust control measures.

Dust control ordered by the Engineer to be applied on Saturdays, Sundays or holidays will be included in the Contract price for dust control and no additional compensation will be allowed therefore.

The full compensation for all direct and indirect costs incurred for work performed or materials used to control dust resulting from the Contractor's performance of the work and caused by public traffic, either inside or outside the right-of-way shall be considered as included in the Contract prices paid for the various items of work involved and no additional compensation will be allowed therefore.

5-9 STORAGE OF EQUIPMENT AND MATERIALS.

The Contractor shall be required to provide and maintain as necessary, any additional property required for storage of equipment, materials, etc., to perform work on this project. Should the additional property be located within the city limits of the City of Redlands, the Contractor shall obtain written approval from the City of Redlands Development Services Department and comply with all conditions set therein prior to use. When private property is used for a yard area, the Contractor shall also secure written authorization from the private property owner and supply a copy of such to the City before any monthly progress payment is submitted. Contractor to propose designated areas of the project site, upon approval by the Engineer, suitable for material delivery, storage, and waste collection.

The Contractor shall ensure the construction yard adheres to all local, State and Federal regulations, ordinances, codes and maintained in a neat and orderly manner throughout the duration of the project. The contractor shall include the construction yard in the Erosion Control Plan or SWPPP and shall be inspected and approved prior to use of the yard. If at any time during the project the location of the construction yard changes from the approved site, the City shall be notified prior to relocation for inspection and approval. Should the Contractor fail to comply with these conditions, the Engineer may suspend the work per SSPWC section 6-3 until the condition is corrected.

At the end of the project or as required, the Contractor shall: clean up and remove all trash and debris, including all organic trash and debris; clean up and remove all hazardous and biochemical wastes from the property to the satisfaction of the agency (City, County, State, or Federal) charged with overseeing these items; and provide to the City a written release from the private property owner that they are satisfied with all clean up and removal work.

5-9.1 Storage in Public Streets.
Construction materials and equipment shall not be stored within public streets or right of way without prior approval from the City. In order to seek approval, Contractor shall submit a location map with all equipment or materials identified including size, duration and any BMP's installed and provide at least 7 days for review by the City.

5-10 WATER POLLUTION CONTROL.

The Contractor shall follow the City's guidelines for Storm Water Pollution Prevention in providing storm water pollution control at the project site, including the implementation of approved Erosion/Sediment Control Plans during construction as well as the implementation of approved Water Quality Management Plans.

Construction activities disturbing 1 acre or more of land shall comply with the State Water Resources Control Board's NPDES General Construction Storm Water Permit. A copy of the Notice of Intent (NOI) to include the Waste Discharge Identification (WDID) number shall be submitted as part of the Storm Water Pollution Prevention Plan (SWPPP) to the Engineer for review. Call (909) 782-4130 for NOI/WDID information.

All projects requiring grading shall submit to the City for review and approval an Erosion/Sediment Control Plan and a Grading Plan. Permit(s) will not be issued until plans are approved and may be revoked if work required in these specifications are not complied with.

Construction sites shall be maintained by implementation of BMPs in such manner that pollutants are not discharged from the site to the maximum extent practicable. A few references available to help with selection and implementation of applicable BMPs are:

1. California Storm Water Best Management Practice Handbook, American Public Works Association, March 1993;
2. The Construction Site Best Management Practices Manual, November 2000;
3. Storm Water Pollution Prevention Plan and Water Pollution Control Program Preparation Manual, November 2000;
4. California Regional Water Quality Control Board's San Francisco Bay Region, Guidelines for Construction Projects; and
5. California Regional Water Quality Control Board's San Francisco Bay Region, Erosion and Sediment Control Field Manual, July 1999.

All discharges into the storm drain system are prohibited except for potable water, properly treated discharge, and those discharges specifically approved by the Engineer. The following are some of the prohibited discharges:

1. Discharges that could have an impact on human health or the environment, cause or threaten to cause pollution, contamination, or nuisance;
2. Discharges that exceed any applicable water quality standard contained in a statewide Water Quality Control Plan or local Basin Plan; and
3. Discharges containing hazardous substances equal to or in excess of a reportable quantity listed in Federal regulations 40 CFR, Parts 117 and 302.

Materials that can cause or contribute to pollution or a violation of any applicable water quality standard include, but are not limited to: sediments; solid or liquid chemical spills; wastes from paints, stains, sealants, glues, limes, pesticides or herbicides and wood preservatives or solvents; asbestos fibers, paint flakes or stucco fragments; fuels, oils, lubricants or hydraulic, radiator and battery fluids; fertilizers; vehicle and equipment wash water or concrete wash water; concrete, detergent or floatable wastes; wastes from any engine and equipment steam cleaning or chemical degreasing; and chlorinated potable water line flushings.

Unless exempted or authorized by an NPDES permit, all non-storm water discharges require prior approval by the Engineer or the State Water Resources Control Board with Engineer approval.

During construction, temporary storage of such materials as identified above, must occur in a designated area physically separated from potential storm water runoff, with ultimate disposal in accordance with local, state and federal requirements.

De-watering of contaminated groundwater or discharging contaminated soils via surface erosion is prohibited.

Unless indicated otherwise by the Engineer, all projects, regardless of size, shall submit for review and approval, a Water Quality Management Plan (WQMP). The WQMP shall consist of post construction BMPs which shall remain in effect throughout the life of the facility. Refer to WQMP guidelines.

5-11 TEMPORARY LIGHTS, POWER AND WATER.

Any water drawn from a City fire hydrant shall be via a City owned water meter. Said meter may be obtained from the Municipal Utilities & Engineering Department. Contractor is responsible for payment of a $1200 deposit fee. Said meter shall be returned in a condition like received, less normal wear and tear. All meters are loaned subject to the conditions of the Fire Hydrant Construction Meter Water Service Application. Contractor must provide proposed location of meter and notify Customer Service at (909) 798-7516 each time the meter is relocated during construction. Water reasonably used in connection with the construction contract will be provided at no cost to the Contractor. Water use determined to be wasteful or unreasonable will be charged for at the prevailing rate.

5-12 PROTECTION AND RESTORATION OF EXISTING IMPROVEMENTS.

The Contractor shall relocate, re-establish, repair or replace all existing improvements within the work limits or right-of-way which are not designated for removal (e.g., sprinkler systems, curbs, sidewalks, driveways, fences, walls, signs, utility installations, pavement, structures, etc.) which are damaged or removed as a result of its operations.

Relocations, re-establishments, repairs and replacements shall be at least equal to existing improvements and shall match them in finish and dimension.

All costs to the Contractor for protecting, removing, restoring, relocating, repairing, replacing or re-establishing existing improvements shall be included in the Bid.

The Contractor shall be responsible for the maintenance of the streets and roadways to be used by public and local traffic through and adjacent to the construction zone, from the date of "Notice to Proceed" until the date of acceptance of the completed construction improvements.

Street maintenance shall include filling of potholes, grading of subgrade and base, replacing signs, installing interim pavement striping and markers on the project streets and other side streets within the construction zone. Street maintenance shall also include sweeping and washing of streets, adjacent and connected to the construction zone on a weekly, or more frequent schedule, to prevent the accumulation of dust, dirt, gravel or other deleterious materials, all as necessary to maintain the construction roadways and adjacent streets in a safe, clean and drivable condition for use by public and local traffic.

Upon request from the City for information pertaining to a claim against the contractor, contractor shall provide a written/email response, including all requested information, within 14 calendar days of City's request. If a response with all requested information is not provided to the City within 14 calendar days, a penalty of $500 per calendar day will be assessed to the Contractor by the City.

5-13 PUBLIC CONVENIENCE AND SAFETY.

5-13.1 General.

The Contractor may be allowed to close the roadway, or a portion thereof, to traffic during normal work hours upon approval from the Engineer. During any closure, the Contractor shall allow access for residents, schools, trash service trucks, churches and businesses within the affected portion of roadway, except as required for construction for a reasonable period of time. The Contractor shall notify residents as noted within Section 5-18.

The Contractor shall provide and install barricades, delineators, warning devices and construction signs in accordance with the Work Area Traffic Control Handbook (WATCH) prepared by the Southern California Chapter of the American Public Works Association. During adverse weather or unusual traffic or working conditions additional devices shall be placed as directed by the engineer. All traffic signs and devices shall conform to the current State of California, Department of Transportation (CALTRANS), "Manual of Warning Signs, Lights, and Devices for Use in Performance of Work upon Highways", unless otherwise approved by the Engineer.

Fences, barriers, lights and signs shall be furnished, erected and maintained as necessary to give an adequate warning to the public at all times that the work is under construction and of dangerous conditions to be encountered as a result thereof, and warning and directional signs shall also be erected and maintained as may be required by the City. Should the Contractor fail to furnish a sufficient number of traffic and/or pedestrian safety devices within three (3) hours after being notified, the Owner will place such necessary items and the Contractor shall be liable to the Owner for providing such devices in accordance with the following provisions:

1. For placing of barricades - $15.00 per barricade for each day or part thereof.

   For flashers - $15.00 per flasher for each day or part thereof.

   For traffic cones - $7.50 per cone for each day or part thereof.

2. In the event that the services of the Owner are required outside the normal working hours and/or days or items not noted above are furnished by the City, all costs incurred by the City shall be the responsibility of the Contractor.

The Contractor shall relocate, preserve and maintain the visibility of all signs within the project limits which affect the flow of traffic, as directed by the engineer. Any signs that are missing or found damaged shall be replaced immediately by the Contractor at his expense.

The Contractor shall provide and maintain Class II barricades along excavation edges parallel to the flow of traffic at a spacing of twenty-five feet (25'). Class II barricades mounted with flashers shall be installed around work areas in parkways. Class II barricades shall have alternating black and reflectorized white (or yellow) stripes at an angle of 45 degrees. The stripe with shall be four to six inches.

During paving operations barricades may be supplemented with minimum size eighteen-inch (18") high traffic cones and delineators such that spacing between barricades and/or cones or delineators is no greater than twenty-five feet (25"). At all access points such as intersecting streets, alleys and driveways, barricades and/or cones shall be provided at five-foot (5') intervals so as to prevent vehicular access to the paving area. Where access from an intersecting street is prohibited, a "Road Closed" sign shall be provided. "No Left Turn" sign shall be provided wherever required by the Engineer.

Clearances from traffic lanes shall be 5 feet to the edge of any excavation and 2 feet to the face of any curb, pole, barricade, delineator or other vertical obstruction.

A 4 foot wide pedestrian walkway shall be maintained in the parkway area on each side of all streets, unless otherwise authorized by the Engineer. The minimum clearance from: the edge of pedestrian walkways to any traffic lane shall be 5 feet; the edge of pedestrian walkways to any work zone shall be 3 feet; and the surface of pedestrian walkways to any overhead obstruction shall be 7 feet.

The Contractor shall, at the end of each work day, have backfilled, compacted and placed a temporary drivable roadway surface on all work areas within traveled roadways prior to leaving the job site. Failure to comply to the satisfaction of the Engineer shall result in immediate correction by City forces, and all costs shall be borne by the Contractor.

Traffic control devices shall be marked with the Contractor's name as appropriate. At no time shall any traffic control devices marked with companies or agencies other than the Contractor or subcontractors, be utilized within the work area.

All said traffic controls and safety devices shall be maintained in clean condition, with any and all graffiti removed by the end of workday on which the graffiti was first reported to the Contractor.

If the traffic control devices are deemed unacceptable by the Engineer due to being damaged, dirty, or marked incorrectly, the Contractor shall replace the traffic control devices immediately. Should the Contractor fail to furnish traffic control devices within three (3) hours after being notified, the Owner will place such necessary items and the Contractor shall be liable to the Owner for providing such devices in accordance with the provisions above.

5-13.1.1 Vehicular Access.
At such times as driveways are inaccessible due to the Contractor's work they shall be blocked by two (2) Class II barricades or one (1) Class II barricades and two (2) delineators. Driveways that are ramped or planked for temporary access shall be provided with a delineator at each side.

5-13.1.2 Signage. The Contractor shall furnish, erect and maintain all construction traffic signage as required and specified.

All construction traffic signage shall be in place prior to commencing any work, placed as needed during construction, moved as necessary and removed only upon completion of all work.

All construction traffic signage and controls shall comply with the State of California Manual of Traffic Controls, Warning Signs, Lights and Devices for use in Performance of Work Upon Highways. All construction traffic signage used in the performance of the work shall be a minimum of the encapsulated lens (high intensity) type. All traffic controls and safety devices, equipment and materials, including but not limited to cones, channelizers, delineators, flashing warning lights, barricades, high level warning devices, telescoping flag trees, flags, signs, markers, portable barriers, flashing arrow signs, changeable message signs, markings and flagging equipment shall be provided and maintained in like new condition.

When a Traffic Signal is constructed as a part of the project, the Contractor shall place and maintain for one calendar month, a message board for each approach leg to a new traffic signal. The message board shall read "CAUTION - NEW TRAFFIC SIGNAL". The one month period shall begin from the day of activation. This requirement may be lessened or waived, on a case-by-case basis, by the Engineer.

The Contractor shall furnish and properly install, construct, erect, use and continuously inspect and maintain, twenty-four (24) hours per day, seven (7) days per week, including holidays, all said

devices, equipment and materials and all temporary and permanent pedestrian and driving surfaces as necessary to provide for the safety and convenience of, and to properly warn, guide, control, regulate, channelize and protect the vehicular traffic, pedestrian traffic, project workers, and the public throughout the entire limits of the work activity and beyond said limits as necessary to include areas affecting or affected by the work, from the date of notice to proceed to the completion and acceptance of the work. Any corrective work required to be performed by City forces shall be charged to the Contractor and paid in full before release of any bonds on the project.

All traffic cones shall be no less than 28 inches in height, except that shorter cones, 12 inches minimum height, may be permitted during striping maintenance operations where the only function of the cone is to separate traffic from the wet paint. All barricades used to delineate traffic at night or placed in or adjacent to the traveled roadway at night, shall be equipped with flashing warning lights.

Channelizers shall be required when lane restrictions, detours or other work conditions need to be maintained for periods longer than normal work hours. Channelizers shall be surface-mounted type and shall be furnished, placed and maintained at the locations shown on the plans or as approved by the Engineer and shall conform to these specifications. Channelizers shall be, at the Contractor's option, one of the following types, or approved equal: (1) Safe-Hit SH236SMA; (2) Repo "The Replaceable Post"; or (3) Carsonite, "Super Duck" SDF-436.SDF-436.

5-13.2 Traffic Control Plan

The Contractor shall provide a Traffic Control Plan to the agency for approval prior to the scheduled commencement of work. Comments and corrections shall be returned to the Contractor within five (5) working days.

The Contractor shall be required to maintain one lane in each direction when working on the roadway. Access to schools, businesses, etc. shall be maintained as necessary for their operations. If closures are authorized by the Engineer, all detour signage shall be installed prior to closure of specified portion of roadway(s), and shall be maintained during closure.
The Contractor shall make provision to allow pedestrians full access across work areas at existing crosswalks, while working within those areas.

Traffic controls, including but not limited to vehicular and pedestrian traffic controls, maintenance of vehicular and pedestrian access, detours, and street closures shall be in accordance with Subsection 7-1, of the current edition of the "Standard Specifications for Public Works Construction," including all its subsequent amendments, and the current edition of the "Work Area Traffic Control Handbook."

Traffic control and the Traffic Control Plan shall conform to the following:

a. All major streets shall remain open to through-traffic at all times, residential street will be closed to traffic only as long as it takes for material application and drying time.

b. The Traffic Control Plan shall indicate the traffic control requirements for the different types of work to be performed. The Contractor shall be

responsible for the preparation of Plans as necessary for specific items of work. These Plans shall be approved by the City's Engineer.

c. All traffic controls and safety devices, equipment and materials, including but not limited to cones, delineators, flashing warning lights, barricades, high level warning devices (flag trees), flags, signs, markers, portable barriers, flashing arrow signs, markings, and flagging equipment shall be provided and maintained in "like new" condition.

d. The Contractor shall furnish and properly install, construct, erect, use, and continuously inspect and maintain, twenty-four (24) hours per day, seven (7) days per week, all said devices, equipment and materials and all temporary and permanent pedestrian and driving surfaces as necessary to provide for the safety and convenience of, and to properly warn, guide, control, regulate, channelize and protect the vehicular traffic, pedestrian traffic, project workers, and the public throughout the entire limits of the work activity and beyond said limits as necessary to include area affecting or affected by the work, from the start of work to the completion of the work.

In the event the slurry and cape seal ravels, a "loose gravel" (C6) sign shall be placed to adequately warn the public.

e. High-level warning devices (flag trees) are required at all times for any work being performed within the roadway unless otherwise specifically authorized by the City's Engineer.

f. All barricades shall be equipped with flashing warning lights, and all traffic cones shall be no less than twenty-eight inches (28") in height, except that shorter cones, twelve inches (12") high or higher, may be used during striping maintenance operations where the only function of the cones is to protect the wet paint from the traffic.

g. Type III barricades, no less than six feet (6') in length and equipped with two (2) Type "N" markers each and two (2) flashing warning lights each, shall be used to close streets, except as otherwise specifically authorized in advance by the City's Engineer for minor maintenance work of no more than one (1) working days duration on weekdays, or on holidays only, and between 8:00 a.m. and 3:30 p.m. only. Said barricades shall be placed across the full roadway at each point of closure with the distance between barricades or between barricades and curbs, not exceeding three feet (3'), except that one (1) eleven-foot (11')-wide gap between barricades shall be provided at the center of the street. Barricades to the right of the street's center, facing the inbound vehicular traffic, shall also be equipped with one (1) Type C2 "Road Closed" sign each or one (1) Type C3A "Road Closed to Thru Traffic" sign each.

h. Except for residential streets, as otherwise directed and/or authorized by the City's Engineer, two-way vehicular traffic shall be maintained at all times within two (2) eleven foot (11')-wide lanes on streets, having an effective roadway width of forty-four feet (44') or more with restricted parking, and other streets of lesser widths may be reduced to one (1) twelve-foot (12') wide lane with work activity being limited to one side at a time, and with one-way vehicular traffic being maintained at all times by properly trained and experienced flaggers.

No reduction of the traveled way width shall be permitted on any City street before 8:00 a.m. nor after 3:30 p.m., on weekends or holidays, or when active work is not being done, unless prior authorization to do so is granted by the City's Engineer.

Arrow boards shall be required for all lane closures on major streets.

i. Properly trained and experienced flaggers shall be provided to traffic when said traffic is to be interrupted, when two-way traffic is to be reduced to one-way traffic, and at such other times as is necessary to safely pass the traffic through or around the work area, and when so directed by the City's Engineer.

j. Vehicular access to occupied residential property may be restricted on weekdays other than holidays between the hours of 8:00 a.m. to 3:30 p.m. while essential work activity is taking place, with specific prior written approval from the City's Engineer, providing the Contractor gives the owner and/or resident at least forty-eight (48)-hour advance written and oral notice. See Part 2, "Notification of Residents," herein.

Convenient and safe pedestrian access to occupied residential property shall be maintained at all times. Access to mailboxes must be maintained at all time, such that the postal delivery service is not interrupted.

Access to vacant and unused property may be restricted at the Engineer's discretion. Both vehicular and pedestrian access shall be maintained at all times to all other property except as otherwise specifically authorized in writing by the City's Engineer.

k. Any traffic control and safety devices and equipment being used which becomes damaged, destroyed, faded, soiled, misplaced, worn out, inoperative, lost, or stolen shall be promptly repaired refurbished and/or replaced, and any traffic control and safety devices and equipment being used which are displaced or not in an upright position from any cause, shall be promptly returned or restored to their proper position.

l. An unobstructed view of all signs and warning devices including but not limited to stop signs, stop ahead signs, street names signs, and other regulatory, warning and construction signs, markers, and warning devices shall be maintained at all times. No trucks or other equipment or materials shall be stopped, parked, or otherwise placed so as to obscure said signs, markers, and devices from the view of vehicular and/or pedestrian traffic to which it applies.

m. When entering or leaving roadways carrying public traffic, the Contractor's equipment, whether empty or loaded, shall yield to said public traffic at all times, except where the traffic is being controlled by police officers, fire officers, properly trained and experienced flaggers, or at traffic signalized intersections.

n. Stockpiling and/or storage of materials on any public right-of-way or parking areas will not be allowed without specific permission of the Engineer. Materials spilled along or on said right-of-way or parking areas shall be removed completely and promptly. All stockpile and/or storage areas shall be kept in a safe, neat, clean, and orderly fashion, and shall be restored to equal or better than original condition upon completion of the work.

o. Where vehicular access to abutting property must be restricted, the work shall be so selected, arranged, and scheduled that the person(s) requiring access to said abutting property and/or residents along said streets affected will be able to park within a reasonable distance of not more than five hundred feet (500') from their homes and/or destination. Residents must be supplied written notice of such restrictions a minimum of 48 hours in advance.

p. When work has been completed on a particular street or has been suspended or rescheduled, and said street is to be opened to vehicular traffic, all equipment, "NO PARKING" signs, other obstructions, and unnecessary traffic control devices and equipment shall be promptly removed from that street except as otherwise authorized or directed by the City's Engineer.

q. Should the Contractor be neglectful, negligent, or refuse, fail, or otherwise be unavailable to promptly, satisfactorily, and fully comply with the provisions specified and referred to hereinabove, the City reserves the right to correct and/or mitigate any situation, which in the sole opinion of the City's Engineer constitutes a serious deficiency and/or serious case of noncompliance, by any means at its disposal at the Contractor's and/or permittee's expense, and will deduct the cost therefore from the Contractor's progress and/or final payment. Such corrective action taken by the City shall not reduce or abrogate the Contractor's legal obligations and liability for proper traffic control and safety measures, and shall not serve to transfer

said obligations and liabilities from the Contractor to the City or the City's agents.

r. Violations of any of the above Provisions and/or Provisions of the referenced publications, unless promptly and completely corrected to the satisfaction of the City's Engineer, shall at the sole discretion of the City, be grounds for termination of the Contract, or shut down or partial shutdown of the work, without compensation to the Contractor and/or permittee, or liability to the City, all as prescribed by Contractual obligation or State law, whichever is applicable.

Full compensation for furnishing all labor, materials, tools, equipment, flaggers, lights, channelizers (surface mounted), temporary striping, barricades, portable flashing lights, flashing arrow signs, traffic control and detour plan, and incidentals required to comply with the provisions specified and referred to herein above, to provide all required traffic and pedestrian control for the duration of this contract, all as shown and as specified, shall be paid as specified in Section 01200 of the General Requirements and no other compensation shall be made therefore.

5-13.3 Edison Energized Conductors. The Contractor hereby promises and agrees that in the performance of the Work, he will employ and utilize only qualified persons, as hereinafter defined, to work in proximity to Edison's secondary, primary and transmission facilities. The term "qualified person" is defined as follows:

"Qualified Person". A person by reason of experience or instruction is familiar with the operation to be performed and hazards involved.

Contractor further promises and agrees that the provisions of this paragraph shall be and are binding upon any Subcontractor or Subcontractors that may be retained by it, and that the Contractor shall take such steps as are necessary to insure compliance by said Subcontractor or Subcontractors with the requirements of this paragraph.

5-14 CONTRACTOR'S RESPONSIBILITY FOR DAMAGE.

5-14.1 Responsibility for Damage. The Contractor agrees to and does hereby indemnify, defend and hold harmless the City, its elected officials and the Consultant and their officers, agents and employees from every claim or demand made, and every liability, loss, damage, or expense of any nature whatsoever, including attorney's fees and costs, which may be incurred by reason of:

(a) Liability for damages for (1) death or bodily injury to persons, (2) injury to loss or theft of property, (3) any other loss, damage or expense arising under either (1) or (2) above, sustained by the Contractor or any person, firm or corporation employed by the contractor upon or in connection with the work called for in this agreement, except for the liability resulting from the sole negligence or willful misconduct of the City, its elected officials and their officers, employees and agents who are directly employed by the City and the Consultant; and

(b) any injury to or death of persons or damage to property caused by any fault, neglect, default or omission of the Contractor, or any person, firm or corporation employed by the Contractor, either directly or by independent contract, including all damages due to loss or theft, sustained by any person, firm or corporation, including the City, arising out of, or in any way connected with the work covered by this agreement, whether said injury or damage occurs either on or off City property, provided that any of the foregoing (1) is attributable to personal injury, bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the work itself), including the loss of use resulting there from, and (2) is caused in whole or in part by any act or omission of the Contractor, any subcontractor, any supplier, anyone directly or indirectly employed by any of them or anyone for whose act or omissions any of them may be liable, regardless of whether or not caused in part by any act or omission (active, passive, or comparative negligence included, excepting the active negligence of the District) of a party indemnified hereunder.

(c) The Contractor, at its own expense, cost, and risk shall defend any and all actions, suits or other proceedings that may be brought or instituted against the City, its elected officials, officers, agents and employees and the Consultant, against any such claim, demand or liability, and shall pay or satisfy any judgment that may be rendered against the City, its elected officials, officers, agents or employees, in any such action, suit or other proceedings as a result thereof.

5-15 NO PERSONAL LIABILITY. Neither the City Council, the Engineer, the Consultant, nor any other officer or authorized assistant or agent shall be personally responsible for any liability arising under the contract.

5-16 CONTRACTOR'S RESPONSIBILITY FOR WORK. Except as provided above, until the formal acceptance of the Work by the City, the Contractor shall have the charge and care thereof and shall bear the risk of injury or damage to any part thereof by the action of the elements or from any other cause, whether arising from the execution or from the non-execution of the Work. The Contractor shall rebuild, repair, restore, and make good all injuries or damages to any portion of the work occasioned by any of the above causes before final acceptance and shall bear the expense thereof, except such injuries or damages occasioned by act of the federal government or the public enemy.

The City of Redlands shall not be held responsible for the care or protection of any material or parts of the work prior to final acceptance, except as expressly provided in these specifications.

The City shall not be responsible for security of the Contractors equipment or materials at the site. The City will not be responsible for theft or damage to any property or materials of the Contractor. Security for Contractor’s property shall be the responsibility of the Contractor.

5-17 WARRANTY OF WORK. The Contractor shall guarantee the Work against defective materials or workmanship for a period of (1) year from the date of completion date specified in the Notice of Completion, except where longer warranty periods are specifically stated. As specified in Section 2-4 in the GENERAL CONDITIONS, the Performance Bond shall remain in full force and effect during the warranty period.

All work which has been rejected, shall be remedied, or removed and replaced, by the Contractor at his own expense, with work conforming to the Plans and Specifications. Any defective material or workmanship which may be discovered before final acceptance or within (1) one year from the completion date specified in the Notice of Completion shall be corrected immediately by the Contractor at his own expense notwithstanding that it may have been overlooked in previous inspections and estimates. Failure to inspect work at any stage shall not relieve the Contractor from any obligation to perform sound and reliable work as herein described. It is the Contractor's ultimate responsibility to deliver at the time of final acceptance a complete project that complies in all details with these Contract Documents. All items shall be ready to operate.

Any omission or failure on the part of the Owner to discover or notify the Contractor of or to condemn defective work or material at the time of construction shall not be deemed an acceptance, and the Contractor will be required to correct defective work or material prior to final acceptance.

The Owner will endeavor to locate any errors or defective materials or workmanship and call them to the attention of the Contractor prior to subsequent work being performed. However, the Owner is under no obligation to do so and shall not be held liable because errors or defective material or workmanship by the Contractor are not discovered prior to subsequent work.

During the (1) one year warranty period, should the Contractor fail to remedy defective material and/or workmanship, or to make replacements within five (5) days after written notice by the Owner, it is agreed that the Owner may make such repairs and replacement and the actual cost of the required labor and materials shall be chargeable to and payable by the Contractor or his Surety.

Nothing in this section shall be construed to limit the rights of the Owner to immediately correct conditions which may be unsafe or which may pose a public health nuisance. Should said conditions later be found to be caused by defective material and/or workmanship, the Contractor and his Surety shall reimburse the Owner for costs reasonably incurred while attending the situation.

In the event it is necessary for the Owner to file suit to enforce any liability of the Contractor pursuant to this sections WARRANTY OF WORK, the Owner shall be entitled to recover from the Contractor, in addition to all other amounts found due and owing, costs of suit and reasonable expenses and fees, including reasonable attorneys' fees, incurred by the Owner in successfully enforcing the Contractor's obligations, all to be taxed as costs and included in any judgment rendered.

The warranty provided herein shall not be in lieu of, but shall be in addition to any warranties or other obligations otherwise imposed by the Contract Document or by law. The remedies provided herein shall not be exclusive and the Owner shall be entitled to any and all remedies provided by law.

5-18 NOTIFICATION OF RESIDENTS/BUSINESSES. The Contractor shall notify all residents, firms, institutions, agencies, and utility companies which may be affected by the work. Notification shall be by hand delivery of an approved notice within the project limits approved by the City. The notification process shall consist of two notifications, one prior to the start of construction for all properties within the project area and a second notification at least seven days in advance of any activity which may impact each specific property. In the event of any work within the downtown

area, the distribution of the second notification shall be at least fourteen days in advance of any activity. Activities impacting said properties and, therefore, requiring the above said notices include the following: the work itself; closure or partial closure of the street; and disallowance of street parking and disallowance of vehicular ingress to or egress from the property.

Said firms, institutions, agencies, and utility companies which must be notified of proposed work shall include, but are not limited to the following: public schools, private schools, day care centers, postal service, hospitals, governmental services, police department, fire department, ambulance services, Omnitrans, solid waste collection, and City street sweeping.

The proposed notice shall be submitted to the Engineer at least seven calendar days prior to the date of distribution for review and approval. The submittal shall also include a map identifying the limits of the work and proposed limits of distribution. The printed notices shall contain a general description of the work to be done, the name of the street with limits, the day and date of the work and the name and telephone number of the Contractor. The notice shall also include a statement that there will be no disruption of trash collection schedules and that trash should be set out by 6:00 a.m. on the scheduled day of pickup. If on-street parking will be affected the notice shall include a statement that no on-street parking will be allowed between the hours of 7:00 a.m. and 5:00 p.m. on the day of work, and a statement that it will be necessary to tow away parked vehicles at the owner's expense per California Vehicle Code CVC 22651L and CVC 22654D.

The Contractor will provide City with the dates and addresses of when project notifications are delivered to affected properties. City will verify the notification process is completed in compliance with the requirements of the specifications. Work will commence when City approves Contractor’s compliance with the requirements set forth in the specifications.

If on-street parking is affected, the Contractor shall also post pre-approved "NO PARKING-TOW WAY" signs on 1 x 2 wood stakes or barricades at one hundred foot (100’) maximum spacing along the affected areas of the street, 48 hours prior to the start of the work. The "NO PARKING-TOW AWAY" signs shall contain the day, date, and hours that parking will be prohibited on that particular street and a statement that parked vehicles will be towed away at owner's expense per California Vehicle Code CVC 22651L and CVC 22654D. The Contractor shall maintain said signs throughout the day of work, and shall start the removal of said signs by 4:00 p.m. and complete the removal by 6:00 p.m. on said day of work or as otherwise directed by the Engineer.

The Contractor shall document the day, date, and time the signs are installed because the no parking restriction cannot be enforced until the signs have been in place 24 hours. Posting of signs on trees, utility poles, light standards and other existing parkway improvement is strictly forbidden.

In the event of street resurfacing operations, the notices to residents shall contain a statement that the street to be resurfaced will be closed to vehicular traffic, and the suggestion that if they require the use of their vehicles on the day of the resurfacing work, they should consider parking their vehicle on a nearby street which is not scheduled for a resurfacing application.

In the event scheduled work is delayed, the Contractor shall immediately remove all "NO PARKING" signs. The contractor must notify all previously notified, in person and with printed notices, that the

work will be rescheduled and that they will be re-notified 48 hours in advance. The Contractor shall have an adequate supply of approved notifications for distribution to residents.

Full compensation for conforming to these requirements shall be considered as included in the various Contract items of work involved, and no additional compensation will be allowed therefore.

Failure to comply with this section shall result in a penalty assessment imposed of up to $10,000 per violation at the City's discretion.

SECTION 6 – PROSECUTION AND PROGRESS OF THE WORK

6-1 CONSTRUCTION SCHEDULE AND COMMENCEMENT OF WORK. - *Add the following paragraph:*
Contractor shall notify Underground Service Alert (USA) at 1 (800) 227-2600, two working days prior to starting work, and must submit verification number to the City prior to starting work.

6-1.2 Commencement of the Work. - *Amend the second sentence as follows:*
"The work shall start within 10 days thereafter, and be diligently prosecuted to completion within the Contract Time."

6-3 TIME OF COMPLETION.

6-3.1 General. - *Add the following sentence:*
The time of completion of the Contract shall be expressed in consecutive calendar days.

6-4.1 General. - *Add the following paragraphs:*
If saturated soil is encountered during construction due to leaks in an existing utility, contractor shall remove saturated material and replace with a suitable backfill material until adequate compaction can be attained by verification from the City's Geotechnical Engineer.

Prior to any removal of saturated material, contractor shall discuss the methods of remediation with the City's representative. Approval from the City, or the City's representative, shall be obtained for any amount of saturated material removal in which the contractor anticipates to be compensated for, if approval is not obtained all costs shall be borne by the contractor.

Up to a 14 day delay in paving operations may be requested after all leaks have been resolved to provide time for excess moisture to dissipate, at no additional cost to the city, in lieu of removing and replacing the saturated soil. A no cost change order will be prepared to provide the contractor with additional contract time if such delay is requested by the City.

6-9 LIQUIDATED DAMAGES. The value of liquidated damages noted in this section is amended to five hundred dollars ($500) per calendar day.

6-10 NOTICE AND SERVICE THEREOF. Any notice required or given by one party to the other under the Contract shall be in writing and shall be dated and signed by the party giving such

notice or by duly authorized representative of such party. Any such notice shall not be effective for any purpose whatever unless served in the following manner:

Notice shall be given to the Contractor by personal delivery thereof to said Contractor or to his authorized representative at the project site, or by deposing the same in the United States Mail enclosed in a sealed envelope addressed to said Contractor at the address established for the conduct of work under this Contract, certified and with postage prepaid.

Notice shall be given to the Surety, or any other person, by personal delivery to said Surety or other person, or by depositing the same in the United States Mail, enclosed in a sealed envelope addressed to such Surety or persons at the address of said Surety or persons last communicated by him to the party giving the notice, certified and with postage prepaid.

Notice shall be given to the Owner by personal delivery thereof or by depositing the same in the United States Mail enclosed in a sealed envelope, certified and with postage prepaid. The address of record for the owner is:

City of Redlands
Municipal Utilities & Engineering Department
P.O. Box 3005
35 Cajon Street, Suite 15A
Redlands, CA 92373

6-11 PUBLIC RECORDS ACT. All documents, Plans, specifications and all other information relating to the conduct of the City's business, including information submitted by the Contractor, shall become the exclusive property of the City and except as provided by law shall be deemed public records. Said information shall be subject to the provisions of the California Public Records Act (Government Code Sections 6250 et seq.).

Under no circumstances will the City be responsible or liable to the Contractor, submitter or any other party for the disclosure of any records or information submitted to the City, regardless of whether such records or information are labeled "Trade Secret", "Confidential", or "Proprietary" (or words to similar effect) and regardless of whether the disclosure is required by law or a court order or occurs through inadvertence, mistake, or negligence on the part of the City or its officers, employees, and/or Contractors.

The City will not advise as to the nature or content of documents entitled to protection from disclosure under the California Public Records Act, including interpretations of the Act or the definition of "Trade Secret". The submitting party shall be solely responsible for all determinations made under the Act, and where appropriate for clearly and prominently marking each and every page or sheet of information with "Trade Secret", "Confidential", or "Proprietary". Each submitting party is advised to contact its own legal counsel concerning the California Public Records Act and its applicability to the submitting party's own circumstances.

In the event of litigation concerning the disclosure of any information submitted by the submitting party, the City's sole involvement will be as a stakeholder, retaining the information until otherwise

ordered by a court. The submitting party, at its sole expense and risk, shall be responsible for any and all fees and costs for prosecuting or defending any action concerning the information, and shall indemnify and hold the City harmless from all costs and expenses including attorneys' fees, in connection with such action.

SECTION 7 - MEASUREMENT AND PAYMENT

7-3 PAYMENT.

7-3.2 Partial and Final Payment. - *Delete and replace with the following:*
The closure date for the purpose of making monthly progress payments shall be assigned by the Engineer during the pre-construction meeting. Payment, less deductions, unearned work and retention, will be made within 30 days of the closure date. If a dispute exists between the City and the Contractor regarding an item included in the Contractor's Monthly Progress Payment Request, progress payments will be withheld until said dispute is resolved, in which case longer period of time will be required to make such payment. No such payment shall be required to be made, when in the judgment of the Engineer, the total value of the work since the last estimate amounts to less than $500. If, in the opinion of the Engineer, work is not progressing according to the approved schedule, payments may be withheld until the Contractor returns to the approved schedule.

Deductions will be made for: (1) amounts due the Owner for equipment or material furnished or services rendered; (2) amounts due the Owner under the terms of the Contract; (3) amounts of any claims of lien filed with the Owner; (4) accrued amounts of liquidated damages; (5) amounts required to be deducted by Federal, State or local governmental authorities. From the balance thus determined will be deducted the amounts of all previous payments, and the remainder shall constitute the monthly payment due the Contractor.

A retention of five percent (5%) will be withheld from each and every progress payment to the Contractor. This percentage will remain constant throughout the duration of the Contract. The City shall make a progress payment within thirty (30) days after receipt of an undisputed and properly submitted payment request from Contractor pursuant to Public Contract Code section 20104.50.

After completion of the work to the satisfaction of the Engineer, the Engineer shall make a final estimate of the amount of work done. The City shall pay the entire sum so found to be due after deducting there from all previous payments and all amounts to be retained under the provisions of the Contract. All prior partial estimates and payments shall be subject to correction in the final estimate and payment. The final payment shall not be due and payable until the expiration of thirty-five (35) days from and after the recordation of the Notice of Completion filed by the City.

As provided by paragraph 22300 of the California Public Contract Code, the Contractor may substitute securities for any monies withheld by the City to ensure performance under the Contract. Substitute securities shall be deposited in a financial institution in a form acceptable to the City of Redlands. The financial institution shall be located within the City limits of the City of Redlands. The Escrow Agreement to be used is set forth in Public Contract Code section 22300.

7-3.3 Delivered Materials. - *Delete and replace with the following:*

No payment will be made for materials or equipment delivered but not yet incorporated in the work.

7-4.2.6 Extras. Without invalidating the Contract, the City may order extra work or make changes by altering, adding or deducting from the work, the Contract sum being adjusted accordingly and the consent of the Surety being first obtained where necessary or desirable. All the Work of the kind bid upon shall be paid for at the price stipulated on the proposal, and no claims for any extra work or material shall be allowed unless the work is ordered in writing by the engineer and the price is stated in such order.

7-4.2.7 Claims for Extra Costs. No claim for extra work or cost shall be allowed unless the same was done in pursuance of a written order by the Engineer, as aforesaid, and the claim presented with the first estimate after the changed or extra work is done. When work is performed under the terms of the General Conditions, the Contractor shall furnish satisfactory bills, payrolls, and vouchers covering all items of cost and when requested by the City, give the City access to accounts relating thereto.

After completion of the work to the satisfaction of the Engineer, the Engineer shall make a final estimate of the amount of work done. The City shall pay the entire sum so found to be due after deducting there from all previous payments and all amounts to be retained under the provisions of the Contract. All prior partial estimates and payments shall be subject to correction in the final estimate and payment. The final payment shall not be due and payable until the expiration of the thirty-five (35) days from and after the recordation of the Notice of Completion filed by the City.

SECTION 8 - FACILITIES FOR AGENCY PERSONNEL

This section is deleted in its entirety.

SECTION 9 - ASSIGNMENT OF UNFAIR BUSINESS PRACTICES CLAIMS

9-1. In entering into a public works contract or a subcontract to supply goods, services, or materials pursuant to a public works contract, the Contractor or subcontractor offers and agrees to assign to the City all rights, title and interest and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. Sec. 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 the purchase of goods, services, or materials pursuant to this public works agreement. This assignment shall be made and become effective at the time the City tenders final payment to the Contractor, without further acknowledgment by the Parties.

SECTION 10 - TRENCHING AND EXCAVATION

10-1. If this contract involves digging trenches or other excavations that extend deeper than (4) feet below the surface, the following shall be done pursuant to California Public Contract Code Section 7104:

A. That the Contractor shall promptly and before the following conditions are disturbed, notify the City in writing, of any:

(1) Material that the Contractor believes may be material that is hazardous waste, as defined in Section 25117 of the Health and Safety Code, that is required to be removed to a Class I, Class II or Class III disposal site in accordance with provisions of existing law.

(2) Subsurface or latent physical conditions differing from those indicated.

(3) Unknown physical conditions at the site of any unusual nature, different materially from those ordinarily encountered and generally recognized as inherent in work of the character provided for in the contract.

B. That the City shall promptly investigate the conditions, and if it finds that the conditions do materially so differ, or do involve hazardous waste, and cause a decrease or increase in the Contractor's cost of, or the time required for, performance of any part of work shall issue a change order under the procedures described in the contract.

C. That, in the event that a dispute arises between the City and the Contractor whether the conditions materially differ, or involve hazardous waste, or cause a decrease or increase in the Contractor cost of, or time required for, performance of any part of the work, the Contractor shall not be excused from any scheduled completion date provided for by the contract, but shall proceed with all work to be performed under the contract. The Contractor shall retain any and all rights provided either by contract or by law which pertains to the resolution of disputes and protests between the contracting parties.

SECTION 11 - REMOVAL, RELOCATION OR PROTECTION OF EXISTING UTILITIES

11-1. Pursuant to Government Code Section 4215 et seq, the City shall assume the responsibility between the parties to this contract, for the timely removal, relocation, or protection of existing main or trunk line utility facilities located on the site of the construction project for this contract, if such utilities are not identified by the public agency in the plans and specifications made a part of the invitation for bids.

11-2. The Contractor shall be compensated for the costs of locating, repairing damage not due to the failure of the Contractor to exercise reasonable care, and removing or relocating such utility facilities not identified in the plans and specifications with reasonable accuracy and for equipment on the project necessarily identified during such work.

11-3. The Contractor shall not be assessed liquidated damages for delay in completion of the project, when such delay was caused by the failure of the City, or the owner of the utility to provide for removal or relocation of such utility facilities.

11.4. The City shall not be required to indicate the presence of existing service laterals or appurtenances whenever the presence of such utilities on the site of the construction project can be

inferred from the presence of other visible facilities, such as buildings, meter and junction boxes, on adjacent to the site of construction, provided, however, nothing herein shall relieve the City from identifying main or trunk lines in the plans and specifications.

11.5. Nothing herein shall preclude the City from pursuing appropriate remedy against the utility for delays which are the responsibility of the utility.

11.6. If the Contractor, while performing the contract, discovers utility facilities not identified by the City in the contract plans or specifications, Contractor shall immediately notify the City and the utility in writing.

11.7. The public utility, when it is the owner, shall have the sole discretion to perform repairs or relocation work or permit the Contractor to do such repairs or relocation work at a reasonable price.

11.8. Contractor shall comply with Government Code Section 4216 through 4216.9.

11.9. Conduits from existing street light and traffic signal systems may be encountered during construction of this project. All removals, relocations, and/or replacements of existing conduit systems shall be performed in accordance with these specifications and City standards, by a qualified electrical contractor. All costs for said work shall be borne by the Contractor and paid as a part of the various items of work requiring such removals, relocations, and/or replacements, and no other compensation shall be made therefore.

SECTION 200 - ROCK MATERIALS

200-2 UNTREATED BASE MATERIALS.

200-2.1 General. - *Amend the first paragraph as follows:*
"Materials for use as untreated base or subbase shall be classified in the order of preference as follows:
Crushed Aggregate Base
Crushed Miscellaneous Base
Pulverized Miscellaneous Base."

200-2.4.1 General. - *Delete the second sentence and replace with the following:*
"The material shall be free of deleterious material as defined in 200-1.1."

200-2.4.2 Grading. - *Amend the first sentence of paragraph 1 as follows:*
"The material shall be uniformly graded and shall conform to the 'fine' gradations:"

200-2.5.1 General. - *Delete the third sentence and replace with the following:*
"The material shall be free of deleterious material as defined in 200-1.1."

200-2.8.1 General. - *Amend as follows:*
Delete the second sentence of paragraph 1 and replace with the following:
"Pulverized miscellaneous base may contain underlying base material."

Delete the third sentence of paragraph 1 and replace with the following:
"The material shall be free of deleterious material as defined in 200-1.1."

SECTION 201 - CONCRETE, MORTAR AND RELATED MATERIALS

201-1 PORTLAND CEMENT CONCRETE.

201-1.1.1 General - *Add the following paragraph:*
The Contractor shall furnish the Engineer in the field with a copy of the mix design to be used, and with a legible certified weighmaster's certificate for each load of PCC delivered to the project. PCC delivered to the project site having a water content and/or slump greater than that specified in the mix design, shall be rejected and removed from the project site.

201-1.1.2 Concrete Specified by Class and Alternate Class - *Amend Table 201-1.1.2.(A) as follows:*

Street Surface Improvements section -
All concrete in this section shall have a minimum compressive strength at 28 days of 22,410 kPa (3,250 pounds per square inch), and meet the requirements of class 330-C-23 (560-C-3250) concrete.

Sewer & Storm Drain Facilities section, Sidehill Surface Drainage Facilities subsection -
All concrete in this subsection shall have a minimum compressive strength at 28 days of 22,410 kPa (3,250 pounds per square inch), and meet the requirements of class 330-C-23 (560-C-3250) concrete.

201-1.4.3 Transit Mixers. - *Replace the first sentence in paragraph 6 with the following:*
The total elapsed time between addition of water at the batch plant and the completion of the discharge of the PCC from the mixer, shall not exceed ninety (90) minutes. All PCC remaining in the mixer, after said ninety (90) minutes time limit, shall be rejected and removed from the project site.

SECTION 203 - BITUMINOUS MATERIALS

203-3 EMULSIFIED ASPHALT.

203-3.1 General. - *Modify the section by adding the following:*
Asphalt emulsion shall be a QUICKSET ANIONIC OR CATIONIC EMULSIFIED ASPHALT conforming to the requirements of Subsection 203-1.3, "Test Reports and Certification", and Subsection 203-1.2, "Testing Requirements" of the Standard Specifications.

The latex additive shall be Ultra Pave 70 (for anionic) or Ultra Pave 65 K (for cationic) or an approved equal. The latex shall be added at the emulsion plant after weighing the asphalt and before the addition of mixing water. The latex shall be added at a rate of two to two-and-one-half (2 to 2.5) parts to one-hundred (100) parts of emulsion by volume.

203-5 SLURRY SEAL.

203-5.1 General. - *Delete the sentence and replace with the following:*
Slurry seal shall be emulsion-aggregate slurry (EAS) conforming to 203-5.4.

203-5.2 Mix Design. - *Modify the section by adding the following:*

(f) Admixtures, such as Portland Cement or aluminum sulfate may be mixed into the slurry material to adjust curing time such that the applied slurry can support vehicular traffic within 60 minutes.

(g) Use of slag shall not be permitted.

(h) Deliveries of aggregate and emulsion shall not be made without the engineer present. Emulsion is not to be transferred to an on-site storage tanker without the sieve test performed by the City.

203-5.3.2 Grading. - *Delete the sentence and replace with the following:*
The combined aggregate gradation shall be determined in accordance with ASTM C136 and conform to Type II requirements shown in Table 203-5.3.2 (A).

203-5.4.1 General. – *Modify the paragraph and replace with the following:*
EAS shall be a stable mixture of emulsified asphalt, aggregate, water, a set control agent, and latex. EAS shall be Type II-CQS-1h-EAS.

203-5.4.2.1 Aggregate. – *Delete the sentence and replace with the following:*
Aggregate shall be Type II conforming to 203-5.3.

203-5.4.2.2 Emulsified Asphalt. – *Modify the first paragraph and replace with the following:*
Emulsified asphalt shall be quick-set, and contain latex. Quick-set emulsified asphalt shall be CQS-1h conforming to 203-3.

203-6 ASPHALT CONCRETE.

203-6.1 General. - *Add the following paragraph:*
Unless otherwise approved by the Engineer, asphalt concrete for paving shall be C2-PG 64-10 (1/2") for finish paving or B-PG 64-10 (3/4") for base paving. Asphalt concrete for Type D1 or Type D2 curb shall be D2 –PG 70-10.

SECTION 206 - MISCELLANEOUS METAL ITEMS

206-7 TRAFFIC SIGNS.

206-7.1 General. The Contractor shall furnish or relocate and erect all traffic signage as required and specified.

All new traffic signage shall be a minimum of the encapsulated lens (high intensity) type, have an anti-graffiti protective covering and be installed on new posts. All traffic signage to be relocated shall be installed on new posts.

206-7.2 Protective Covering. Anti-graffiti protective covering shall be Type 1150-POF, manufactured by 3M Company, or approved equal.

206-7.3 Post and Base. New posts and bases shall be Ultimate Sign Support System as manufactured by Western Highway, or approved equal.

SECTION 207 – GRAVITY PIPE

207-2 REINFORCED CONCRETE PIPE (RCP).

207-2.1 General. - *Add the following sentences to paragraph 2:*
The minimum D-load for any RCP shall be 1,350. The minimum size for RCP shall be 18 inches (457 mm) unless otherwise approved by the Engineer.

SECTION 211 - MATERIAL TESTS

211-1 COMPACTION TESTS.

211-1.4 General. The Contractor shall be responsible for all quality control for all work. The Contractor shall complete all necessary testing to ensure the quality requirements within the specifications are achieved. The Contractor shall conduct the compaction testing by a geotechnical engineering firm and the results of the testing shall be made available to the Engineer.

The City will complete assurance testing throughout the project by an independent testing firm. The City will perform the first compaction test required at any location. If such test does not meet the required specifications, the City will make additional tests until the required compaction is obtained and withhold from the final payment due the Contractor, the cost of all such additional tests. To be acceptable, tests must be ordered and witnessed by the City. Tests will be ordered by the City and performed at a location and depth as directed by the City. The Contractor shall assist the City in performing these tests as necessary. The Contractor shall provide to the City the maximum dry density and the optimum moisture content results of backfill and bedding material when requested by the City.

SECTION 214 - TRAFFIC STRIPING, CURB AND PAVEMENT MARKINGS, AND PAVEMENT MARKERS

214-4 PAINT FOR STRIPING AND MARKINGS.

214-4.1 General. - *Amend the first sentence in paragraph 4 as follows:*
"Glass beads conforming to 214-3 shall be mechanically applied at a rate of 0.6 to 0.8 kg of beads per liter (5 to 7 pounds of beads per gallon)."

SECTION 300 - EARTHWORK

300-1 CLEARING AND GRUBBING.

300-1.1 General. - *Amend as follows:*

Amend paragraph 3 as follows:
"The natural ground surface shall be cleared of all vegetable growth, such as trees, logs, upturned stumps, roots of downed trees, brush, grass, weeds, shrubs, ground cover, tree stumps, decorative landscape rocks, edging, railroad ties, other decorative landscape treatments, boulders, rock, portland cement concrete, and all other objectionable materials, within the limits of construction."

Add the following paragraphs:
Grubbing and removal of organic debris shall include the repair and/or replacement of all parkway irrigation piping and systems necessary to perform work on this Contract and capping pipelines until such time that permanent repairs and/or replacements have been made.

All debris removed from the project site under this item shall be disposed of at an approved dump site. All transportation costs and dump fees shall be borne by the Contractor.

Clearing and Grubbing shall include, but is not limited to, the following:

1. Removal of existing AC berms.

2. Removal of all curb and gutter, cross gutters, and spandrels shall be replaced within three (3) calendar days. The Asphalt Concrete patch for areas with curbs and gutters removed and replaced shall be placed within two (2) working days after the curb and gutter, cross gutters, and spandrels are replaced. Removal of all sidewalks shall be replaced within three (3) calendar days.

3. Saw cut and removal of poles, posts, PCC pavements, curb, gutter, and sidewalk. Holes resulting from removal of existing poles and posts from existing PCC, AC pavements and curbs and gutters, shall be filled or patched with like materials. Self-propelled drop hammers will not be allowed for removals.

4. Removal of all raised pavement markers not conforming to the approved plan or conflicting with the proposed striping as shown on the plans in accordance with Subsection 312-3, Removal, of the Standard Specifications.

5. Removal and disposal of boulders, rock or PCC.

6. All trees and shrubs less than 3m (9 ft) directly above the entire sidewalk surface shall be trimmed and removed by the contractor to allow a clear path of travel for pedestrians.

7. Irrigation system relocation:

Any irrigation systems in conflict with the proposed improvements that are removed, damaged, disturbed, or broken shall be modified, repaired, and/or replaced to be operable and provide full irrigation coverage to the areas requiring irrigation using new materials, equal or better than the original materials, with 20 mm (3/4 in) Schedule 40 PVC being the minimum acceptable for underground lines and 13 mm (1/2 in) Schedule 80 being minimum acceptable for risers and with the systems not being out of operation for more than two (2) days. No payment for work associated with the irrigation repair will be released, until all irrigation is complete, operable and accepted by the City.

All trees, shrubbery and lawns deprived of normal irrigation watering due to a disruption of service caused by the Contractor's operations shall be regularly and thoroughly irrigated by the Contractor so that said plantings will not be damaged. If any trees, shrubbery or lawns die or suffer unacceptable damage as a result of or precipitated by the Contractor's operations the Contractor shall replace same with the same plant species and size. Existing grass lawns within areas that must be excavated and/or re-graded shall be cut into approximate 305 mm (1 ft) squares, removed, protected, cared for and replaced as soon as possible. Dead, dying, and unacceptably damaged grass shall be replaced with new grass sod.

8. Existing inlets, slotted drains, drainage pipes, concrete gutters, drainage pipes, where any portion of such structure is within 1m of the grading plane in the excavation areas, or within 300 mm (1 ft) of original ground in embankment areas, or where shown on the plans to be removed, shall be completely removed and disposed of accordingly.

9. Removal and disposal of existing drainage inlet structure and PCC or AC apron.

10. The Contractor shall dispose all materials not being salvaged outside of the right-of-way and shall pay for all costs for disposal.

11. Removal and disposal of any abandoned utilities that may interfere with the improvements.

12. Self-propelled drop hammers will not be allowed for removals.

300-1.3.1 General. - *Add the following paragraphs:*
The Contractor shall dispose portland cement concrete, stone rubble, and brick at an approved dump site.

All reprocessed asphaltic cement concrete may be placed as the lower course of crushed aggregate base material. If the Contractor chooses not to reprocess the material, disposal at an approved dump site shall be required. All costs for disposal shall be borne by the Contractor. If the Contractor chooses to reprocess material, it shall be protected and remain contaminate-free, otherwise disposal at an approved dump site will be required with all costs borne by the Contractor.

All reprocessed asphaltic cement concrete to be used as crushed aggregate base shall be ground to conform to Section 200-2.2.

300-1.3.2 (a) Bituminous Pavement. - *Amend the following:*

Amend the second sentence as follows:
"Saw cutting of edges to be joined shall be with a power-driven saw. The groove shall be cut to a minimum depth of 4 inches (102 mm)."

Amend the third sentence as follows:
"Where bituminous pavement is to be removed, a cold mill header cut of maximum 6 feet (1.8 m) in width perpendicular to the join line shall be made, and a minimum laying depth of 1 inch (25mm) of new pavement material shall be provided at the join line."

Amend the fourth sentence as follows:
"The edges of existing concrete pavement adjacent to the trench shall be saw cut to neat straight lines for the purpose of removing the damaged pavement areas."

Add the following sentence:
Work under this item shall include asphalt concrete berms.

300-1.3.2 (b) Concrete Pavement. - *Amend the following:*

Amend the second sentence as follows:
"Saw cuts shall be made to a minimum depth of 4 inches (102 mm)."

Amend the third sentence as follows:
"If a saw cut in concrete pavement falls within 5 feet (1.5 m) of a construction joint, cold joint, expansion joint, or edge, the concrete shall be removed to the joint or edge."

300-1.3.2 (c) Concrete Curb, Walk, Gutters, Cross Gutters, Driveways and Alley Intersections. - *Amend the following:*
Amend the first sentence as follows:
"Concrete shall be removed to neatly sawed edges with saw cuts made to a minimum depth of 4 inches (102 mm)."

Amend the third sentence as follows:
"No section to be replaced shall be smaller than 36 inches (1 m) in either length or width."

Amend the fourth sentence as follows:
"If the saw cut in sidewalk or driveway would fall within 36 inches (914 mm) of a construction joint, expansion joint, or edge, the concrete shall be removed to the joint or edge, except that where the saw cut would fall within 12 inches (300mm) of a score mark, the saw cut shall be made in and along the score mark."

Amend the fifth sentence as follows:
"curb and gutter shall be sawed to a depth of 4 inches (102 mm) on a neat line at right angles to the curb face."

300-1.3.2 (d) Striping and Markings. All existing striping, markings and raised pavement markers shown to be removed or necessary to be removed from paving areas. This item includes removal in compliance with applicable laws and cleanup of residue from the operation.

All striping, markings and raised pavement markers removed beyond the limits shown on the plans for and/or at the convenience of the Contractor shall be replaced at the Contractor's expense.

300-1.3.2 (e) Structures. All existing concrete structures (reinforced or non-reinforced) as shown on the plans to be removed or abandoned, including but not limited to, undersidewalk drains, manholes, headwalls, bulkheads, drop inlet structures, energy dissipaters, catch basins, vaults and pipelines. Abandonment shall include all cuts and concrete plugs necessary to seal ends or openings of abandoned pipes or structures.

300-1.3.2 (f) Rock Curbs. All rock from rock curb removals, as shown on the plans or required for construction of the project, shall be transported, delivered and unloaded at a storage site as directed by the Engineer.

300-1.3.2 (g) Miscellaneous Removals. All other removals of facilities, as shown on the plans but not covered under separate bid items, and any underground facilities found during the work and not shown on the plans shall be performed. The City has endeavored to show all known underground facilities but is not responsible for unknown or abandoned facilities. Unknown underground facilities shall be paid as extra work.

300-1.3.2 (h) Miscellaneous Relocations. All relocation work as shown on the plans or required for construction of the project, but not covered under separate bid items, shall be included as a part of Subsection 300-1 Clearing and Grubbing. All relocation work performed as a part of clearing and grubbing work shall conform to the requirements and specifications of the agency or utility having jurisdiction over the item to be relocated.

300-1.4 Payment. - *Add the following sentence to paragraph 1:*
Payment for work on this item shall be made as a percentage of the work completed at each monthly payment.

300-2 UNCLASSIFIED EXCAVATION.

300-2.2.2 Wet Material. - *Amend the second sentence of the paragraph:*
"If such high moisture content is not the result of any action on the part of the Contractor, or inaction in protecting the work during the course of the contract, the work involved will be paid for in the following manner: Over-excavation and disposal work shall be considered "extra work," with backfill and compaction of crushed aggregate base paid under the appropriate bid item in these specifications."

300-12 MISCELLAENOUS GRADING. The parkway, whether landscaping exists or not, shall be graded and compacted to achieve drainage towards the street at a slope of 2%. Grading shall be coordinated such that it is the last item of work to be completed, prior to site clean-up. Loose

material and dirt shall be raked, compacted and distributed throughout the parkway area. Areas adjacent to installed improvements must be graded to a level within one inch from the finished surface. Extra dirt/fill shall be removed from the project in accordance with Specifications.

The Contractor, at his expense shall photo-document pre-construction conditions prior to starting excavating. After construction is completed, the Contractor shall photo-document the finished grade. The Contractor shall provide the City with said photos with addresses identifying each property location, the direction the photograph was taken (facing North, South etc). The Contractor shall keep a copy of the photos (either electronically or hard copy) and provide the City with electronic copies of the photos.

SECTION 301 - TREATED SOIL, SUBGRADE PREPARATION AND PLACEMENT OF BASE MATERIALS

301-1 SUBGRADE PREPARATION.

301-1.3 Relative Compaction. - *Amend the second sentence of paragraph 1 as follows:*
"When base material, curb, gutter, alley pavement, driveways, or sidewalks are to be placed on the subgrade material, the top 6 inches (150mm) of such subgrade material shall be compacted to a relative compaction of 95 percent."

301-2.1 General. – *Add the following paragraphs:*
The contractor shall use 'crushed aggregate base' or 'crushed miscellaneous base, fine graded' as the base material. The use of 'processed miscellaneous base,' 'select subbase,' or 'disintegrated granite' shall not be used as base material.

The contractor may use 'pulverized miscellaneous base' (grindings) as part of the crushed base material. Said grindings shall be uncontaminated and placed in an even thickness as the lower course of crushed base material. Spreading and compacting shall comply with Sections 301-2.2 and 301-2.3.

301-2.3 Compacting. – *Amend the second sentence of paragraph 3 as follows:*
"Compaction in the excepted areas shall be as specified in 211-1 with each layer of compacted base material having a minimum relative compaction of 95 percent."

301-2.4 Measurement and Payment. – *Add the following paragraph:*
Payment shall be made for cold-planing, storing, placing, and compacting reprocessed asphalt concrete pavement (grindings) as part of the crushed aggregate base (CAB) material. The volume of grindings placed shall be figured and a tonnage figure computed using 9.35 kg/m^3 (150 pounds per cubic foot). This tonnage figure shall be paid as part of the crushed aggregate base tonnage for this project.

301-7 FULL DEPTH RECLAMATION WITH MECHANICAL STABILIZATION (FDR-25)

301-7.1 Description. This rehabilitation alternative consists of pulverizing the existing asphalt concrete (AC) layer along with the underlying unbound material to a depth of 6, 9 or 12 inches per plan and specifications. The properties of this layer are considered to be similar to an Aggregate Subbase material with a modulus of at least 25 ksi.

The manufacture of the recycled base course shall be done in-place by pulverizing and blending the existing AC layer and base materials, if present. The process shall be accomplished in accordance with these specifications and conform to the lines and grades shown in the plans or as established by the engineer.

301-7.2 Construction. The asphalt concrete surfacing and underlying base materials shall be pulverized such that 100 percent of the material will pass a two-inch sieve and a minimum of 90 percent will pass a one and one-half inch sieve. All materials other than rock and pulverized asphalt concrete shall be broken up such that these materials will pass a one inch sieve. The pulverized materials shall be free of roots, weeds, wood, and construction debris. All grass and other vegetation shall be removed from the edge of the exiting pavement or lip of gutter pan to prevent contamination of the pulverized bituminous material during the milling operation.

Trimming and disposal of excess material, if required, will be performed on the intimate mixture of pulverized asphalt concrete, base materials and subgrade soil. Excess pulverized material is the surplus that results after trimming and grading the pulverized pavement section to the lines and grades matching existing and/or per plans and specifications.

Do not start pulverized roadbed activities if the ambient air temperature is below 40F. If the ambient air temperature falls below 40F, you may only compact and finish pulverized roadbed. Before starting daily pulverized roadbed activities, sweep the pulverized roadbed area constructed the previous day to remove loose material.

301-7.3 Surface Preparation. Before pulverized roadbed activities start, prepare the existing roadway surface by:

1. Clearing foreign matter including vegetation
2. Removing standing water
3. Referencing the profile and cross slope
4. Marking the proposed longitudinal cut lines on the existing pavement as follows:
    4.1. Cut lines must coincide with points where the existing cross slope changes, approximately at the centerline and edge of traveled way
    4.2. Cut lines must indicate the sequence of the cuts
5. Referencing existing lane lines and striping layout

Final subgrade surface shall slope away from the street centerline to a maximum of 3% grade. Pulverized asphalt material must be used as base material to meet new cross slope requirements. Native sub-grade material may need to be hauled off to allow for the use of all pulverized base material. No additional compensation will be allowed for any sub-grade removal and haul-off if required. Any contaminated material will be removed and disposed of by the contractor off site at his expense. Any shortage of material, caused by premature disposal of the indicated surplus

material by the contractor, shall be replaced by it and no additional compensation will be allowed for such replacement.

301-7.4 Spreading, Mixing, and Compacting. Do not use a heating device to soften the pavement. Remove any visible oversized materials in the pulverized roadbed mixture prior to shaping and compacting. If you encounter unstable subgrade or rocks greater than 4 inches in the roadway section, notify the Engineer. The Engineer determines the extent of the unsuitable material and the corrective measures to be taken.

According to the Section 301-2.3, the compaction shall always be commenced along the edge of the area to be compacted and the roller shall gradually advance toward the center of the area to be compacted. Rollers shall be operated along lines parallel or concentric with the centerline of the road being constructed, and no material variation therefrom will be permitted. All rollers must be maintained in good mechanical and working condition.

The relative compaction of each layer of compacted base material shall not be less than 95 percent. ASTM D2922, Methods of Density of Soil and Soil Aggregate in Place by Nuclear Methods, (or ASTM D1556). After compaction, the sub-grade shall be firm, and unyielding.

301-7.5 Finishing. The finished pulverized roadbed surface must not vary more than 0.05 foot from the lower edge of a 12-foot straight edge laid in directions parallel and perpendicular to the centerline. Variations within the above specified tolerances shall be compensating so that the average grade and cross section specified are met. The finished surface must be free from segregation, tearing, and scarring, and have a uniform surface texture throughout the work limits.

301-8 FULL DEPTH RECLAMATION WITH CEMENT STABILIZATION (FDR-200)

301-8.1 Description. This rehabilitation alternative consists of pulverizing the existing asphalt concrete (AC) layer along with the underlying unbound material to a depth of 6, 9 or 12 inches per plan and specifications. The properties of this layer are considered to be similar to an Aggregate Subbase material with a modulus of at least 200 ksi.

The manufacture of the recycled base course shall be done in-place by pulverizing and blending the existing AC layer and base materials, if present, and adding cement. Micro-cracking of the completed cement stabilized surface is required before HMA is to be placed directly on top of the cement treated surface, regardless of the AC thickness. The process shall be accomplished in accordance with these specifications and conform to the lines and grades shown in the plans or as established by the engineer.

The cement content must be 2% by dry weight of FDR with cement with a dry unit weight of 130 lb/cu ft for 6” FDR section. The cement content must be 3% by dry weight of FDR with cement with a dry unit weight of 130 lb/cu ft for 9” FDR section. The cement content must be 4% by dry weight of FDR with cement with a dry unit weight of 130 lb/cu ft for 12” FDR section. Cement must be Type II or Type V Portland cement specified in ASTM C 150/150M.

301-8.2 Construction. The asphalt concrete surfacing and underlying base materials shall be pulverized such that 100 percent of the material will pass a two-inch sieve and a minimum of 90 percent will pass a one and one-half inch sieve. All materials other than rock and pulverized asphalt concrete shall be broken up such that these materials will pass a one inch sieve. The pulverized materials shall be free of grass and vegetation, and construction debris to prevent contamination of the pulverized materials. Mixing shall continue until, and at the speed of the recycling unit adjusted to ensure, a homogenous mixture of the above materials and pulverized materials are achieved.

Trimming and disposal of excess material, if required, will be performed on the intimate mixture of pulverized asphalt concrete, base materials and subgrade soil. Excess pulverized material is the surplus that results after trimming and grading the pulverized pavement section to the lines and grades matching existing and/or per plans and specifications. Excess pulverized material shall consist of non-treated well mixed pulverized AC pavement and subgrade.

Do not start pulverized roadbed activities if the ambient air temperature is below 40F. If the ambient air temperature falls below 40F, you may only compact and finish pulverized roadbed. Before starting daily pulverized roadbed activities, sweep the pulverized roadbed area constructed the previous day to remove loose material.

301-8.3 Surface Preparation. Before pulverized roadbed activities start, prepare the existing roadway surface by:

1. Clearing foreign matter including vegetation
2. Removing standing water
3. Referencing the profile and cross slope
4. Marking the proposed longitudinal cut lines on the existing pavement as follows:
    4.1. Cut lines must coincide with points where the existing cross slope changes, approximately at the centerline and edge of traveled way
    4.2. Cut lines must indicate the sequence of the cuts
5. Referencing existing lane lines and striping layout

Final pavement surface shall slope away from the street centerline to a maximum of 3% grade. Pulverized material must be used as base material to meet new cross slope requirements. Native sub-grade material may need to be hauled off to allow for the use of all the pulverized base material. No additional compensation will be allowed for any sub-grade removal and haul-off if required. Any contaminated material will be removed and disposed of by the contractor off site at his expense. Any shortage of material, caused by premature disposal of the indicated surplus material by the contractor, shall be replaced by it and no additional compensation will be allowed for such replacement.

301-8.4 Spreading, Mixing, and Compacting. Do not use a heating device to soften the pavement. Remove any visible oversized materials in the pulverized roadbed mixture before shaping and compacting. If you encounter unstable subgrade or rocks greater than 4 inches in the roadway section, notify the Engineer. The Engineer determines the extent of the unsuitable material and the corrective measures to be taken.

Recycling shall be performed to the depth provided in the plans, while incorporating stabilizing agents, mineral filler, additional aggregate and water. Mixing shall continue until, and the speed of the recycling unit adjusted to ensure, a homogenous mixture of the above materials and pulverized materials is achieved. Pre-cutting, grading and light compacting of the recycled material shall be performed prior to incorporation of the stabilizing. Spread cement uniformly over the full roadway surface width. Do not spread cement more than 30 minutes before mixing. Do not apply dry cement in windy conditions that will result in dust outside the FDR with cement area. The application rate must be the mix design rate or the ordered application rate in lb/sq yd ± 0.5 percent. The application rate of all stabilizing agents shall be continuously monitored. If the measured application rate falls outside the above tolerance, then the recycling operations shall be stopped and corrected before proceeding. Do not spread cement and aggregate before pulverizing.

Water must be injected through the pulverizing machine. The injection rate of mixing water must be sufficient to produce the FDR with cement material mixing moisture content. The water content of the stabilized material shall be monitored closely to ensure proper compaction. Mark where the center of the pulverizing drum stops. Start the following cut on this alignment at least 2 feet behind the mark. Before compacting, remove solids larger than 3 inches in any dimension by hand.

Immediately after pulverizing and mixing, compact FDR with cement to the minimum relative compaction. Do not allow more than 2 hours between final mixing of the pulverized material with cement and completion of initial compaction before trimming. During grading and final compaction add water to maintain the mixing moisture content as described in the mix design. Do not allow more than 2 hours to elapse from the time water is added to the aggregate and cement to completion of final compaction after trimming.

Longitudinal joints between adjacent stabilization passes shall be overlapped at least 4 inches. Transverse joints between the recycling process shall be saw-cut, if necessary, to provide a vertical clean face to ensure proper compaction. Compaction of cementitious stabilizer begins within 20 minutes after mixing and achieving gradation and moisture requirements.

According to the Section 301-2.3, the compaction shall always be commenced along the edge of the area to be compacted and the roller shall gradually advance toward the center of the area to be compacted. Rollers shall be operated along lines parallel or concentric with the centerline of the road being constructed, and no material variation therefrom will be permitted. All rollers must be maintained in good mechanical and working condition.

The relative compaction of each layer of compacted base material shall not be less than 95 percent. ASTM D2922, Methods of Density of Soil and Soil Aggregate in Place by Nuclear Methods, (or ASTM D1556). After compaction, the sub-grade shall be firm, and unyielding.

Construction joints shall have vertical faces and shall be made in thoroughly compacted material. Additional mixture shall not be placed against the construction joint until the joint has been approved by the Engineer. The face of the cut joint shall be lean and free of deleterious material and shall be kept moist until the placing of the adjacent FDR with cement.

301-8.5 Finishing. Once the entire working width (full lane width plus effected shoulder width) has been stabilized, and only after primary compaction has been completed, the entire working width shall be graded to the required profile and cross-slope. Disturbance to the stabilized and primary compacted material shall be kept to a minimum during this grading and shaping operation.

The finished pulverized roadbed surface must not vary more than 0.05 foot from the lower edge of a 12-foot straight edge laid in directions parallel and perpendicular to the centerline. Variations within the above specified tolerances shall be compensating so that the average grade and cross section specified are met. The finished surface must be free from segregation, tearing, and scarring, and have a uniform surface texture throughout the work limits.

Immediately after compaction, apply water and roll with no vibration. The finished surface must be free of ruts, bump, indentations, segregation, raveling, and any loose material.

The completed cement treated subgrade shall be moist cured continuously until it is in a firm and unyielding condition. The cement treated subgrade shall be kept free from heavy traffic during the curing period or until the asphalt concrete surfacing is placed whichever is less, unless otherwise directed by the Engineer. Moisture curing shall be the only method of curing prior to micro-cracking.

Micro-cracking shall be performed with several vibratory roller passes 48 to 72 hours after finish grading to prevent severe, wide cracks from forming thus reduces the potential for reflective cracking through the HMA layer. Micro-cracking shall be performed before the application of asphaltic emulsion curing seal. After micro-cracking is complete additional moisture curing may be used. Any additional water required to achieve maximum density shall be applied by spraying the surface of the stabilized material with light applications. Care shall be taken so as not to over-apply additional water to any areas of the stabilized material.

While open to traffic and before placing HMA, maintain the FDR with cement surface free of ruts, bumps, indentations, raveling, and segregation. If FDR with cement material is damaged, it shall be repaired by removing and replacing the entire depth of affected layers in the damaged area. Feathering will not be permitted for repair of low areas.

Asphaltic emulsion curing seal must be applied on the completed cement treated base immediately before placing HMA. Asphaltic emulsion curing seal must comply with Caltrans Standard Section 94, Grade SS1 or CSS1. Dilute and thoroughly mix asphaltic emulsion for curing seal at a ratio of 1 part water to 1 part asphaltic emulsion. The water must no cause premature separation of the emulsion. Uniformly apply the diluted curing seal at a rate of 0.1 gal/yd2 of cement treated base surface.

SECTION 302 - ROADWAY SURFACING

302-4 SLURRY SEAL SURFACING.

302-4.3.1 General. – *Add the following paragraphs:*

All slurry mixing machines shall be equipped with a Fines Feeder for the adding of cement or granular Aluminum Sulfate.

Prior to the beginning of slurry operations, the Contractor shall furnish, at no cost to the City, current licensed weigh master's certificates indicating the net weight capacity of the aggregate bin. The Contractor shall provide a drive upon scale at the project site or an alternate site approved by the City. The drive on scale shall show the net weight of the aggregate bin on each slurry machine before the machine and product will be approved for applying slurry on the project.

All slurry machines are to carry, at all times, a calibrated emulsion measuring stick. The emulsion measuring stick is to be calibrated in 10-gallon increments to the slurry machine it is used on. Emulsion measuring sticks from other slurry machines will not be allowed to measure the gallons of emulsions on the slurry machines they were not calibrated to. The emulsion measuring stick is to have the slurry machine number or identification permanently marked on the stick. The gallons of emulsion are to be measured with a calibrated emulsion measuring stick and recorded before leaving and after returning to materials site. Use of a slurry machine will not be allowed if it does not have a calibrated emulsion measuring stick.

The Contractor shall furnish prior commencing work, a calibrated stick in 10-gallon increments to measure the oil in the trailer storage tanks in gallons. The measuring stick shall be calibrated to the trailer storage tank it is used on. The inspector shall check the oil in each load "in and out" and in the storage tanks at the beginning and end of each day to determine the amount of emulsion used for that day. Emulsion is not to be transferred from delivery tank to on-site storage tank before the City performs the sieve analysis on the emulsion. Aggregate used in the slurry shall not exceed a moisture content of four percent (4%) by weight of dry aggregate.

Contractor may not schedule more than 150 tons of slurry to be placed per day. Slurry may not be applied at more than 150 feet per minute.

The Contractor shall provide a self-propelled 10 ton pneumatic roller with a tire pressure of 50 PSI and equipped with a water spray system. The Contractor shall roll the required streets the same day they are slurried. The Contractor will be responsible for proper scheduling of the work such that the rolling can be properly done within the given time constraint. Failure to comply shall result in a $250.00/calendar day liquidated damage being assessed per incident. The cost of furnishing the roller and operator shall be included in the price paid for slurry seal.

The Contractor is hereby advised that City streets, parking lots, or other City-approved property will not be allowed as a site for stockpiling and batching. Arrangements for an acceptable site shall be the sole responsibility of the Contractor.

The Contractor shall sweep any raveled material on the street one (1) week after the initial placement. If the Engineer determines the raveling is excessive, the frequency of sweeping shall be adjusted to the field conditions of the raveling. If raveling continues within two (2) weeks of the initial placement, the street shall be swept and reslurried with a Type I mixtures (Local Streets) or a Type II (Arterial/Collector Streets) at no cost to the City. Raveling can be identified by the presence of "black pebbles" in the gutter.

The Contractor shall remove any and all weeds that are growing through cracks from the project street located within the pavement or growing between the concrete gutter and the pavement and spray a herbicide mixture of either Hyvar mixed with Roundup or Pramatol mixed with Roundup, or approved equal, at least fourteen (14) calendar days prior to slurrying. The herbicide mixture shall contain Blazon, or approved equal, a purple dye to easily confirm the herbicide has been applied. The work shall be approved by the Engineer or his representative prior to slurrying. Full compensation for plant removal and herbicide treatment shall be considered as included in the unit cost for slurry seal.

Longitudinal joints must correspond with lane lines. You may request other longitudinal joint patterns if they do not adversely affect the slurry seal. Spread slurry seal in full lane widths. Do not overlap slurry seal between adjacent lanes more than 3 inches. Use a material, such as building paper at transverse joints and over previously placed slurry seal to prevent double placement. Remove the material after use. Use hand tools to remove spillage.

Full compensation for developing a water supply, for furnishing and placing all water required for work done in the Contract, including extra work shall be included in the prices paid for the various items of work requiring water; and no separate payment will be made therefore. The Contractor shall supply the City with licensed weighmaster's certificates of weight for all delivered aggregates to the job during the course of each day. Aggregate shall be delivered to the project only in the presence of a City representative. The Contractor shall also present weighmaster certificates for the amount of such aggregate remaining at the completion of the project at no cost to the City. Payment shall be determined by the amount that is physically placed, which cannot exceed the amount that is delivered to the job site with the certified weighmaster tickets. There shall be not outside work done utilizing materials from the tanks or stockpiles stored for the City's Contract.

Prior to storing aggregate on private property, the Contractor shall submit to the Engineer written permission from the property owner for such stockpiling.

Precautions shall be taken to ensure that stockpiles do not become contaminated with oversized rock, clay, silt, or excessive amounts of moisture. The stockpiles shall be kept in areas that drain readily. Segregation of the aggregate will not be permitted.

The Contactor shall protect the wet slurry from traffic at all times and if damaged or defaced, the Contractor shall repair said damage at no additional cost to the City.

The placement of slurry seal may be suspended with the concurrence of the Engineer due to unsuitable weather, temperature conditions, or other conditions that are considered unfavorable for the prosecution of the work. The Contractor shall immediately comply with the order of suspension by the Engineer, and work shall not be resumed until authorized by the Engineer.

302-4.8 Spreading and Application. - *Add the following paragraphs:*
Prior to applying slurry seal, the Contractor shall clean, to the satisfaction of the Engineer, the street surface with a power sweeper, remove all R.P.M.'s, abrasive grind or sandblast completely all lane lines, street legends, crosswalks or other painted or thermoplastic surfaces. This is

necessary to provide a good bonding surface for the slurry seal, as well as eliminate "ghosting" of the old striping and markings as the new slurry wears off over time.

It is anticipated that nuisance water, such as storm water runoff and irrigation water, will run in and across the right-of-way at various time throughout the period of construction. It shall be the responsibility of the Contractor, at their own expense, to provide for and protect the work from such water. In addition, the Contactor's responsibility shall include handling nuisance waters such that their operations do not cause them to damage existing improvements or properties adjacent to or near the site of work.

Slurry shall not be applied when the atmospheric temperature is less than 65°F (18°C).

The application of slurry shall not commence until after 8:00 a.m., and shall conclude at 1:30 p.m. unless other authorized by the Engineer. The slurry shall be sufficiently cured to be open to traffic by 4:00 p.m. The portions of streets to be slurried shall be closed from the time the application begins until the mixture as achieved sufficient set to be opened to traffic.

The slurry shall be applied in such a manner that no ripples or waves exist. If ripples or waves occur in the slurry during the application, the work shall cease and the Contractor shall correct the situation. The Contractor may use a drag to knock down ridges. If ripples or waves are not corrected to the Engineer's satisfaction, the street shall be reslurried at the Contractor's expense.

The Contractor shall, at the direction of the Engineer, repair the reseal to the entire street, or complete section thereof, as determined by the Engineer, which have not been sealed properly (includes areas that have failed to meet yield and mix design specifications) and completely. No compensation will be provided for slurry seal used in repair and reseal work.

Each slurry crew shall be composed, at a minimum, of a coordinator at the project site at all times, a competent quick-set mixing man, a competent driver, two squeegee men, and sufficient laborers for any handiwork and cleanup.

Surface oil and grease shall be removed or sealed with shellac or an equivalent material approved by the City before the application of the slurry seal. Full compensation for surface oil and grease removal shall be considered as included in the unit cost for slurry seal.

The Contractor shall roll all cul-de-sacs (the last 250' minimum), the last 250' of dead-end streets and knuckle curves. Full compensation for rolling the slurry shall be considered as include in the unit cost for slurry seal.

During slurry seal operations, it shall be the Contractor's responsibility to place protective covering over, or to otherwise avoid slurry seal coating of manholes, utility covers, pavement markers (reflective and non-reflective), concrete gutters, concrete cross gutters, and drainage facilities, survey monuments and remove said covering and/for slurry seal coating after slurry sealing has been completed.

The start and finish of slurry application shall be a straight line which, unless otherwise approved by the Engineer, shall be obtained by laying a strip of building paper or other material approved by the Engineer on the pavement surface. After application of slurry, the paper is to be removed leaving a straight edge. The entire street surface area shall be sealed the same day.

302-4.8.1 Crack Sealing and Filling. Crack sealing shall be performed prior to the Slurry Seal application. Pavement cracks 1/4" wide and larger shall be sealed. Pavement cracks 1/8" to 1" wide shall be cleared of all loose particles of dust, dirt and laitance with oil-free compressed air immediately preceding the sealing operation. Cracks shall be routed out as necessary to provide a reservoir for the sealer that will have a depth of l" to 1 1/2".

The crack sealing material shall be a hot-applied asphalt (Crafco Polyflex or approved equivalent). The crack sealing material must not be modified or diluted in any way. Pavement cracks larger than 1" wide shall be filled with the mixtures per Specification Section 203-6.4 Type E (Extra Fine).

A wand and nozzle type application shall be used to fill all cracks with crack sealing material. Crack sealing material shall be applied in two applications with the possibility of additional applications to fill the crack within the allowable tolerance. The cracks must be filled to the surface and not overfilled or applied to the top of adjoining pavement or concrete surfaces. The cracks shall be squeegee immediately after the sealant has been applied to insure conformity with the pavement surface.

The crack sealing material shall then be allowed to penetrate and sink into the crack area for a minimum of one hour. Each crack must then have a second application of crack sealer material applied in the crack area only to within + 0.01' of the adjoining pavement surface. If the material is a cold-applied, polymer modified petroleum emulsion, sand will be applied over the crack sealing material after the second application, covering a minimum of 1 1/2 inches each side of the crack and not more than 3/4 inch higher than the top of the pavement. The contractor shall be responsible for the removal of all excess sand which shall be removed within three hours after being applied.

302-5 ASPHALT CONCRETE PAVEMENT.

302-5.1 General. - *Add the following paragraphs:*
Asphalt concrete pavement structural sections equal to or greater than 3 inches (76 mm) in thickness shall be installed in two lifts. Base course aggregate material size shall be ¾ inch (19 mm) and cap course aggregate material size shall be ½ inch (13 mm). All pavement shall be placed over 4 inches of crushed aggregate base, unless compacted to 95% relative compaction.

All valves within project limits in the public right-of-way shall be raised to finish grade as a part of this work. The Contractor shall furnish and install new can or slip can materials as necessary. If new water valve lids are necessary, they shall be supplied by the Municipal Utilities and Engineering Department. All valve can lids within the project limits in the public right-of-way shall be painted the appropriate color for the utility they represent (ie. Water - Blue, Gas - Yellow, Fire – Red, etc.).

302-5.2 Timeline of Paving Operations.
All paving operations shall follow the timeline and requirements shown below unless otherwise approved by the City:

PAVING TIMELINE				
DESCRIPTION OF WORK	**TIME PERIOD**			
	WEEK 1 (DAY 1-7)	**WEEK 2 (DAY 8-14)**	**WEEK 3 (DAY 15-21)**	**WEEK 4 (DAY 22-28)**
PAVING (START TO FINISH) (1)				
CURE PERIOD (2)				
MANHOLE ADJUST TO GRADE (3)				
STRIPING & PAVEMENT MARKINGS (4)				
TRAFFIC LOOPS (5)				
NO PARKING SIGNS ALLOWED (6)				

Note: All time periods shown above are the maximum amount of allowable time for each activity. This timeline does not apply to the installation or repair of curb and gutter, ac dikes, sidewalks, cross gutters, curb ramps, driveway approaches or truncated domes.

(1) In no case shall any street segment remain unpaved longer than three calendar days if no other work activity is being performed on that street segment. Any deviation from the timeline shall result in a penalty assessment of $1,000 per calendar day.
(2) No work except cat tracking of proposed striping is allowed during this period; therefore "No Parking Signs" shall not be installed during this activity.
(3) Once each manhole is exposed, all associated work to adjust it to grade must be completed within 48 hours. This shall include all adjustments of manholes, vaults, valve cans, etc. as required by the Contract.
(4) All cat tracking and approval of proposed striping shall occur during the cure period.
(5) Traffic loops must be installed after the approval of striping layout and prior to the installation of thermoplastic striping and pavement markings.
(6) "No Parking Signs" shall be installed per Section 7-19 of these specifications.

302-5.4 Tack Coat. – *Delete and replace with the following:*
If the asphalt concrete pavement is being constructed directly upon an existing hard-surfaced pavement, a tack coat of High Performance Seal (HPS) No-Track Tack at an approximate rate of 0.05 gallon per square yard shall be uniformly applied upon the existing pavement preceding the

placement of asphalt concrete. The surface shall be free of water, foreign material, or dust when the tack coat is applied. To minimize public inconvenience, no greater area shall be treated in any one day than is planned to be covered by asphalt concrete during the same day, unless otherwise approved by the Engineer.

302-5.5 Distribution and Spreading. – *Add the following:*
Unless otherwise permitted by the Engineer, the top layer of asphalt concrete for shoulders, tapers, transitions, road connections, private drives, curve widening, turnouts, left-turn pockets, and other such areas, shall not be spread before the top layer of asphalt concrete for the adjoining through lane has been spread and compacted. At locations where the number of lanes are changed, the top layer for the through lanes shall be paved first. Tracks or wheels of spreading equipment shall not be operated on the top layer of asphalt concrete in any area until final compaction has been completed or unless directed by the Engineer.

All screed extensions for paving machines shall be provided with a tamper, roller, or other suitable compacting devices.

Asphalt pavers shall be equipped with automatic screed controls and a sensing device or devices. Automatic grade and slope control shall be used for overlays.

All joints shall be sealed after rolling.

When placing asphalt concrete to the lines and grades noted in the plans or as approved by the Engineer, the automatic screed controls shall control the longitudinal grade and transverse slope of the screed. Grade and slope references shall be furnished, installed, and maintained by the Contractor. The Contractor shall use a ski device, the minimum length of the ski device shall be 30 ft. The ski device shall be a rigid one-piece unit and the entire length shall be utilized in activating the sensor. The Contractor may use a laser to control the screed.

When placing the initial mat of asphalt concrete on existing pavement, the end of the screed nearest the center line shall be controlled by a sensor activated by a ski device not less than 30 ft long. The end of the screed farthest from center line shall be controlled by an automatic transverse slope device set to reproduce the cross slope approved by the Engineer.

When paving contiguously with previously placed mats, the end of the screed adjacent to the previously placed mat shall be controlled by a sensor that responds to the grade of the previously placed mat and will reproduce the grade in the new mat within a 0.01 ft. tolerance. The end of the screed farthest from the previously placed mat shall be controlled in the same manner as when placing the initial mat.

Should the automatic screed controls fail to operate properly during any day's work, the Contractor may use manual control of the spreading equipment for the remainder of that day; however, the equipment shall be corrected or replaced with alternative automatically controlled equipment conforming to the requirements in this section before starting the next day's work.

Should the methods and equipment furnished by the Contractor fail to produce a layer of asphalt concrete conforming to the requirements, including straightedge tolerance, of Subsection 302-5.6.2 - Density and Smoothness, of the Standard Specifications, the paving operation shall be discontinued and the Contractor shall modify his equipment or furnish substitute equipment. A drop-off of more than 0.15 ft will not be allowed at anytime between adjacent lanes open to public traffic.

The Contractor shall schedule his paving operations such that each layer of asphalt concrete is placed on all contiguous lanes of a traveled way each work shift. At the end of each work shift, the distance between the ends of the layers of asphalt concrete on adjacent lanes shall not be greater than 10 ft. nor less than 5 ft. Additional asphalt concrete shall be placed along the transverse edge at the end of each lane and along the exposed longitudinal edges between adjacent lanes, hand raked, and compacted to form temporary conforms. Kraft paper, or other approved bond breaker, may be placed under the conform tapers to facilitate the removal of the taper when paving operations resume.

302-5.6.1 General. - *Add the following paragraph:*
All asphalt concrete pavement abutting portland cement concrete gutters shall match and be flush with the gutter lip when finish rolling is complete.

302-5.6.2 – Density and Smoothness. *– Delete and replace with the following:*
The completed surfacing shall be thoroughly compacted, smooth and free from ruts, humps, depressions or irregularities. Any ridges, indentations or other objectionable marks left in the surface of the asphalt concrete shall be eliminated by rolling or other means. The use of any equipment that leaves humps, ridges, irregularities or other objectionable marks in the asphalt concrete shall be discontinued, and acceptable equipment shall be furnished by the Contractor.

The finished surface shall meet the following smoothness criteria:

- When a 12 foot long straightedge is laid on the finished surface parallel to the centerline of the roadway, the finished surface shall not vary from the edge of the straightedge more than 0.05 feet, except at changes in grade,
- When a 12 foot long straightedge is laid on the finished surface perpendicular to the centerline of the roadway and extends from edge to edge of a traffic lane, the finished surface shall not vary from the edge of the straightedge more than 0.05 feet, except at changes in grade.

If the top layer of pavement does not comply with the smoothness specifications shown, remove and replace the entire section or complete a grind and overlay of 1.5 inches or 3 times the aggregate size, whichever is greater. Grind and overlay will be considered as a repair method only when the thickness of the asphalt pavement section is greater than 1.5 inches following the required grinding. Corrected section shall be rectangular to the nearest pavement edge or lane line and to a crosswalk, concrete spandrel or other limits approved by the City. Do not begin corrective actions until the method and limit of correction is authorized by the City. If the tolerances cannot be achieved by the methods described above, the contractor must re-pave the street section, in kind, at their own expenses.

The compaction after rolling shall be a minimum of 91 percent and a maximum of 97 percent of the density obtained on samples compacted with the California Kneading Compactor per California Test 304. Cores will be taken randomly by the City for laboratory testing per California Test 308, Method A at a frequency of three per lot. A lot shall consist of a maximum of 3,000 square yards of asphalt concrete and will be identified in the field by the City. The cores will be averaged to determine the percent of maximum theoretical density, as determined by ASTM D-2041, per lot to the nearest tenth of a percent.

Reduced payment factors for percent of maximum theoretical density will be per the following table, and will be applied to the entire lot sampled.

Reduced Payment Factors for Percent of Maximum Theoretical Density

Asphalt Concrete percent of maximum theoretical density	Reduced payment factor	Asphalt Concrete percent of maximum theoretical density	Reduced payment factor
91.0	0.0000	97.0	0.0000
90.9	0.0125	97.1	0.0125
90.8	0.0250	97.2	0.0250
90.7	0.0375	97.3	0.0375
90.6	0.0500	97.4	0.0500
90.5	0.0625	97.5	0.0625
90.4	0.0750	97.6	0.0750
90.3	0.0875	97.7	0.0875
90.2	0.1000	97.8	0.1000
90.1	0.1125	97.9	0.1125
90.0	0.1250	98.0	0.1250
89.9	0.1375	98.1	0.1375
89.8	0.1500	98.2	0.1500
89.7	0.1625	98.3	0.1625
89.6	0.1750	98.4	0.1750
89.5	0.1875	98.5	0.1875
89.4	0.2000	98.6	0.2000
89.3	0.2125	98.7	0.2125
89.2	0.2250	98.8	0.2250
89.1	0.2375	98.9	0.2375
89.0	0.2500	99.0	0.2500
< 89.0	Remove and replace	> 99.0	Remove and replace

In addition to the reduced payment factors below, all costs associated with the testing of the lot which resulted in values outside of the 91-97 percent range, will be withheld from the final payment due to the Contractor.

Following completion of the testing by the City, the core locations within the asphalt pavement shall be repaired by the Contractor.

302-5.6.3 Tracking. All areas receiving asphalt pavement shall be protected from tracking onto adjacent areas. Do not allow traffic on new asphalt pavement until its mid-depth temperature is below 140º Fahrenheit to minimize the tracking.

A rock dust blotter coat per Section 302-9.7 or a sand coat at a rate of 1-2 pounds per square yard shall be applied to the compacted surface for all areas where tracking is a concern. The application of tracking prevention measures shall be determined by the Contractor.

A haul route for all paving operations shall be reviewed and approved by the City prior to the start of any construction activity. No deviations from the approved haul route shall occur unless approved in writing from the City.

All tracking onto adjacent streets, striping or pavement markings shall be the responsibility of the Contractor. All striping and pavement markings shall be removed and replaced in kind by sandblasting. All tracking onto roadway surfaces may require the use of a street sweeper to the satisfaction of the City.

302-5.7 Joints. – *Add the following:*
Longitudinal joints shall be trimmed to a vertical face and to a neat line if the edges of the previously laid surfacing are, in the opinion of the Engineer, in such condition that the quality of the completed joint will be affected. Longitudinal and transverse joints shall be tested with a 12' straightedge and shall be cut back as required to conform to the provisions in Subsection 302-5.6.2 Density and Smoothness for surface smoothness. Connections to existing surfacing shall be feathered to conform to the provisions for smoothness.

Longitudinal joints in the top layer shall correspond with the edges of proposed lane striping. Longitudinal joints in all other layers shall be offset not less than 0.5' alternately each side of the edges of traffic lanes.

All feathered joints shall be sealed after rolling.

302-5.9 Measurement and Payment. – *Add the following:*
Reduced payment factors per 302-5.6.2 will be applied to the Contract Unit Price for lots with a Maximum Theoretical Density less than 91.0 and greater than 97.0 percent.

302-5.10 Hot Asphalt Leveling Course. Areas to receive the Hot Asphalt Concrete Leveling Course shall be determined and defined by the project manager and inspector, and identified to the Contractor in the field. Mix for hot Asphalt Concrete Leveling Course shall be 1/2 inch aggregate, C2, as defined in Section 203-6.4.3.

Areas to receive hot asphalt concrete leveling course shall be areas located near or adjacent to existing curbs and/or gutters that are potholed, or have the lip of gutter higher than the adjacent roadway. Potholes, large cracks, or ruts shall be filled to the surrounding grade elevation and compacted. Hot Asphalt Concrete Leveling Course shall be completed prior to the placement of Type II Slurry Seal, ARAM or resurfacing.

Prior to placement of asphalt concrete, the surface shall be cleaned and all debris and deleterious materials shall be removed. A tack coat meeting the material and application requirements of Section 302-5.4 Tack Coat, shall be applied prior to placement of hot mix asphalt concrete.

302-5.11 Asphalt Pavement Crack Sealing and Filling. Crack sealing shall only be performed as a repair method for conventional hot mix asphalt pavement (HMA) and not installed at project locations which will have asphalt rubber hot mix (ARHM) used as the overlay material. Crack sealing shall be performed after milling of existing asphalt surface and prior to any leveling course, if necessary.

Right after milling of existing asphalt and before crack sealing or filling, Contractor shall remove any and all weeds that are growing through cracks from the project street located within the pavement or growing between the concrete gutter and the pavement and spray a herbicide mixture of either Hyvar mixed with Roundup or Pramatol mixed with Roundup, or approved equal, at least seven (7) calendar days prior to paving. The herbicide mixture shall contain Blazon, or approved equal, a purple dye to easily confirm the herbicide has been applied. The work shall be approved by the Engineer or his representative prior to paving. Full compensation for plant removal and herbicide treatment shall be considered as included in the unit cost for paving.

The crack sealing material shall be a hot-applied asphalt (Crafco Polyflex or approved equivalent). The crack sealing material must not be modified or diluted in any way. Pavement cracks larger than 1" wide shall be filled with the mixtures per Specification Section 203-6.4 Type E (Extra Fine).

A wand and nozzle type application shall be used to fill all cracks with crack sealing material. Crack sealing material shall be applied in two applications with the possibility of additional applications to fill the crack within the allowable tolerance. The cracks must be filled to the surface and not overfilled or applied to the top of adjoining pavement or concrete surfaces. The cracks shall be squeegee immediately after the sealant has been applied to insure conformity with the pavement surface.

The crack sealing material shall then be allowed to penetrate and sink into the crack area for a minimum of one hour. Each crack must then have a second application of crack sealer material applied in the crack area only to within + 0.01' of the adjoining pavement surface. If the material is a cold-applied, polymer modified petroleum emulsion, sand will be applied over the crack sealing material after the second application, covering a minimum of 1 1/2 inches each side of the crack and not more than 3/4 inch higher than the top of the pavement. The contractor shall be responsible for the removal of all excess sand which shall be removed within three hours after being applied.

SECTION 303 - CONCRETE AND MASONRY CONSTRUCTION

303-1 CONCRETE STRUCTURES.

303-1.1 General. - *Delete the first sentence of paragraph 1 and replace with the following:*
"Concrete bridges, culverts, catch basins, retaining walls, abutments, piers, footings, foundations, drainage inlets, head walls, end walls, wing walls, junction structures, transition structures,

manholes, and other similar types of portland cement concrete structures shall be constructed to the lines and grades in conformity with the Plans and Specifications.

303-5 CONCRETE CURBS, WALKS, GUTTERS, CROSS GUTTERS, ALLEY INTERSECTIONS, ACCESS RAMPS, AND DRIVEWAYS.

303-5.1.1 General. - *Replace the last paragraph with the following:*
No PCC shall be ordered and/or placed until the forms and subgrade have been inspected and approved by the Engineer in the field.

All pull boxes, water meter boxes, and water valve covers shall be adjusted to proposed finish grade and approved by the Engineer in the field prior to placement of the PCC.

The Contractor shall barricade and protect placed PCC from all damage, marks, mars, and/or graffiti. Any PCC damaged, defaced, discolored, or defective shall be replaced at the Contractor's expense.

When removals of curb and/or sidewalk are located at curb return, the Contractor shall install access ramps. The Contractor is to construct all access ramps in accordance with American Disability Act (ADA) Standards/California Code of Regulations Title 24 – Accessibility Regulations. If the ramps constructed by the Contractor are found to be in non-compliance with ADA Standards, the Contractor will be required to remove and replace the ramps to ADA Standards at the Contractor's expense.

303-5.1.2 Drainage Outlets Through Curb. - *Add the following paragraph*:
Coring shall be required for all drains through existing curbs.

303-5.1.3 Driveway Entrances. – *Replace the last paragraph with the following:*
Driveway approaches where required, shall be 150 mm (6") thick for single-family residential area, and 200 mm (8") thick for commercial driveway approaches.

303-5.1.4 Walk. The back of sidewalk shall be 2 inches from the street Right-of-Way line unless otherwise specified by the Engineer.

Included in the price of sidewalk construction are retaining curbs. Retaining curbs are needed to retain soils from sloughing and eroding onto the finished sidewalk surface, as a result of grade differentials from existing ground surface to proposed sidewalk surface. Retaining curbs shall be installed when the finished surface is lower than the surrounding grade by 3 inches vertically within 6 inches horizontally. If the vertical difference in elevation is less than 3 inches, the surrounding grade shall be sloped, maximum 2:1 slope, to match the finished elevation. The height of the retaining curb shall be to the height of the existing grade it is retaining. Retaining curbs shall be located within the City’s right-of-way at all times.

303-5.1.5 Access Ramps. Construction of curb ramps shall conform to the Type and Case appropriate for the condition, as specified on the plans and as shown within the 2012 Standard Plans for Public Works Construction, Plan 111-5. The Contractor shall be responsible to layout the proposed access ramp to comply with the maximum slope indicated on the plans or Standard Plan 111-5. The maximum slope for the ramp shall not be exceeded unless otherwise approved in

writing by the Engineer. The Contractor shall remove and replace access ramps deemed non-compliant with the plans or Standard Plan 111-5.

For proposed locations adjacent to a cross gutter spandrel, sawcuts along the radius of the curb will not be allowed. The spandrel shall be replaced from expansion joint to expansion joint to the extents of the curb removal. For proposed locations adjacent to curb and gutter, sawcuts along the flowline of the curb will not be allowed. The entire curb and gutter shall be replaced from expansion joint to expansion joint as required. Sawcuts at locations other than the expansion joint will not be allowed unless approved by the Engineer. Curb cuts of the existing curb will not be permitted for installation of proposed ramp. Any deviation from these requirements will result in rejection of all work at this location and shall not be included in progress payment requests until corrected, per direction from the Engineer.

The Contractor shall verify the extents of sawcut and removal for each access ramp taking into account the maximum slope and transition area required. It shall be the Contractor's responsibility to identify required removal limits, set concrete forms and verify maximum slopes are not exceeded. The Engineer shall be present to verify the concrete forms prior to the placement of the concrete at each location, however this does not alleviate the responsibility of the accuracy of forms or slopes of the access ramp from the Contractor.

Included in the price of access ramps are retaining curbs. Retaining curbs are needed to retain soils from sloughing and eroding onto the finished ramp surface, as a result of grade differentials from existing ground surface to proposed ramp surface. Retaining curbs shall be installed when the finished surface is lower than the surrounding grade by 3 inches vertically within 6 inches horizontally. If the vertical difference in elevation is less than 3 inches, the surrounding grade shall be sloped, maximum 2:1 slope, to match the finished elevation. The height of the retaining curb shall be to the height of the existing grade it is retaining. Retaining curbs shall be located within the City's right-of-way at all times.

Access Ramps shall have truncated domes installed in accordance with standard plans and specifications. Truncated domes on new access ramps shall be Armor-Tile, Cast in Place System, or approved equal. Truncated domes installed on existing surfaces shall be Safety Sted TD, or approved equal. Truncated dome panels shall be 36"x48", inline configuration, with a spacing of 2.35" on center, and Federal Yellow in color.

The access ramp work shall include all related adjustments of pull boxes, pull box covers, signs, and protection of any underground utilities within the work area. The removal and replacement of up to 5 linear feet of sidewalk on each side of the access ramp shall be included within the cost of the access ramp. The removal and replacement of the sidewalk will allow for transition from the top of ramp to adjacent sidewalk and will be utilized as necessary.

303-5.4.3 Weakened Plane Joints, (a) General. - *Add the following paragraph:*
All weakened plane joints shall be spaced at a maximum of 3.05 m (10') feet for curbs, gutters, and sidewalks. Scoring lines shall conform to those prevailing in the area and be uniform in spacing.

303-5.5.2 Curb. - *Replace the first paragraph with the following:*

PCC for curb and gutter shall be placed within three working days from removal of the existing PCC curb and gutter. The curb and gutter surface shall not vary more than 3 mm (0.01') from a 3 m (10') straightedge except at the grade changes. Prior to the removal of the forms, the surface shall be finished true to grade by means of a straightedge float of not less than 3 m (10') in length, and operated longitudinally over the surface of the concrete. Form clamps shall be constructed so as not to interfere with the operation of the float. The form on the front of the curbs shall not be removed less than one (1) hour, nor more than six (6) hours after the concrete has been placed. In no event shall forms be removed while the concrete is sufficiently plastic to slump. The top and face of the finished curb shall be true and straight, and top surface of curbs shall be of uniform width, free from humps, sags, blemishes, or other irregularities.

303-5.5.3 Walk. - *Add the following paragraphs:*
The sidewalk surface shall not vary more than 5 mm (0.02') from the 3m (10') straightedge except at grade changes, and the finished surface shall be free from humps, sags, blemishes or other irregularities. All sidewalks shall be a minimum of 100 mm (4") thick, except at driveways where the sidewalks shall be a minimum of 150 mm (6") thick for single family residential areas and 200 mm (8") thick for all other areas.

303-5.6 Curing. - *Add the following paragraph:*
Curing compound shall be translucent with red fugitive dye, Type 1, in accordance with Section 201-4 Concrete Curing Compound, of the Standard Specifications.

303-5.7 Repairs and Replacements. - *Add the following paragraphs:*
In order to minimize vandalism damage to the finished PCC surfaces, the Contractor shall plan his work so that no PCC is poured after 1:00 p.m., unless otherwise authorized by the Engineer in the field.

The Contractor shall barricade and protect placed Portland Cement Concrete from all damages, marks, mars, and/or graffiti. Any Portland Cement Concrete damaged, defaced, discolored, or defective shall be replaced to the satisfaction of the Engineer at the Contractor's expense, and no additional time will be allowed.

Grading, patching, or other remedies to correct the situation will not be accepted unless in the opinion of the Engineer the vandalized area is so small that it does not warrant replacement. Concrete replacement areas shall be from score mark or control joint to score mark or control joint, and full width of the sidewalk. All replacement areas shall be saw cut.

303-5.8 Backfilling and Cleanup. - *Add the following paragraph:*
A minimum of 300mm (12”) wide full depth asphalt concrete pavement repair patch and an 450mm (18”) wide 1-1/2” deep grind outside of the trench width is required when cross gutter, spandrel, driveways, curb and gutter is placed adjacent to existing asphalt concrete pavement. The asphalt concrete pavement repair patch shall be placed within two (2) working days after the cross gutters, spandrels, driveways, curb and gutter are replaced. The asphalt concrete pavement shall be sawcut. All work shall be in accordance with the General Permit Conditions and Trench Specifications, latest edition.

SECTION 304 - METAL FABRICATION AND CONSTRUCTION

304-3 CHAIN LINK FENCE.

304-3.4 Measurement and Payment. - *Delete paragraph 1 and replace with:*
Chain link fence will be measured along the horizontal projection line of the completed fence, deducting the widths of gates and openings.

SECTION 314 - TRAFFIC STRIPING, CURB AND PAVEMENT MARKINGS, AND PAVEMENT MARKERS

314-1 GENERAL. - *Add the following paragraphs:*
To insure the protection of storm drain inlets, Best Management Practices (BMPs) shall be employed during all striping operations. Refer to Section 7-8.6.

Each storm drain catch basin or storm drain inlet box shall be marked "NO DUMPING - FLOWS TO CREEK." Two coats of paint are required. Stencil shall match City's stencil. Paint and painting shall comply with the specifications.

All street resurfacing work shall include installing fire hydrant pavement markers at all fire hydrant location, whether the pavement markers were existing or not. The pavement markers shall be Type I – Two-Way Blue Retroreflective per Section 214-6 of the Specifications and installed per City's detail drawing No. 102-0. All work associated with the installation of all new, or replacement of existing, fire hydrant pavement markers shall be included as noted within the specifications.

314-4 APPLICATION OF TRAFFIC STRIPING AND CURB AND PAVEMENT MARKINGS.

314-4.1 General. – *Add the following paragraphs:*
During construction, if traffic legends or lane striping are removed or paved-over for any reason, they shall be replaced immediately with temporary traffic legends or lane striping as directed by the City, and the Contractor shall place permanent traffic legends or lane striping at the end of the job or on completion of final paving. When permanent items are placed, they shall be complete markings, legends, or striping i.e.: if limit lines are disturbed, they shall be replaced to centerline or from curb to curb, whichever was existing; if a letter in a word is removed or covered, the entire word shall be replaced; and lane striping shall extend 75 feet beyond construction limits. All replacement markings, legends, or striping required to be replaced beyond the contract limits shown shall be at the cost of the Contractor and shall meet City standards. If existing striping or legends are to be removed on existing surfaces, they shall be sandblasted. Painting over striping or legends in lieu of removal will not be permitted. Pavement striping shall comply with the applicable provisions of Sections 214 and 314 of the Standard Specifications.

Where side streets with existing striping, markings and markers are encountered, striping, markings and markers shall be repainted and replaced for a minimum distance of 15 m (50 feet) from the crosswalk, stop bar or limit line.

314-4.2 Control of Alignment and Layout.

314-4.2.1 General. - Delete and replace with t*he following:*
The Contractor will be responsible for all layout of all striping. All striping, markings and markers shall be reinstalled in their existing locations unless otherwise shown on the plans. The Contractor shall be responsible to take appropriate measures and record the existing locations.

The Contractor shall verify all dimensions in the field prior to installation of pavement striping/marking layout (Cat-Track). Should field measurements differ from the plan, the Contractor shall immediately notify City staff. No Cat-Track marks shall be placed until discrepancies are resolved.

Cat-Track must be approved by City staff prior to the installation of permanent pavement striping/marking. Contractor shall notify City staff a minimum of 24 hours prior to installation of permanent pavement striping/marking to allow for inspection and approval. If approval of Cat-Track is not obtained by the Contractor, all work required to correct the striping/marking will be at the expense of the Contractor

Cat-Track marks shall be made in chalk. Paint for the purpose of Cat-Track is prohibited. If paint is used, the Contractor must remove the paint without damaging or visually deforming the pavement surface. If damage or visual deformity within the removal area occurs, in the opinion of City staff, the Contractor shall grind and overlay the entire segment with no additional compensation. The area of the grind and overlay shall be as required by City staff and shall be a minimum of 0.10’ thickness.

All visible Cat-Track markings after the installation of the permanent striping/marking shall be removed without damage or visual deformity to the pavement surface. Any damage or visual deformity to the pavement shall be remedied as noted above.

314-4.3.5 Application. - *Amend the first sentence in paragraph 8 as follows:*
“Glass beads shall be applied at a rate of 0.6 to 0.8 kg of beads per liter (5 to 7 pounds of beads per gallon).”

314-6 GREEN BIKE LANE. Green bike lanes shall be installed per plan and conform to the technical specifications included within the contract documents and shall be Streetbond CL or approved equal.

GENERAL REQUIREMENTS

THIS PAGE INTENTIONALLY LEFT BLANK

SECTION 01110 COORDINATION OF WORK

PART ONE -- GENERAL

1.1 SEQUENCING OF WORK

The Contractor shall submit the construction schedule in accordance with Section 01321 of the specifications. The order of work shall proceed with the exceptions as follows:

The Contractor shall coordinate with the City's current construction projects such as water, sewer, etc. before scheduling any work in the streets. City's intention is to pave the streets immediately after the replacement of the pipeline. Contractor may skip streets that are not ready for paving and schedule other streets to work on. Also, Contractor shall re-schedule the streets that are skipped for a later time. There will be no monetary compensation for re-scheduling the work, re-mobilization and/or loss of production.

The Contractor shall arrange the schedule of work, but it shall adhere to the following restrictions:

1. Paving and related work shall follow the timeline per Section 302-5.2 of the Specifications.

2. Citywide events calendar shall be considered with the construction schedule. Events calendar with specific dates will be provided during subsequent weekly construction meetings.

3. Construction around school zones shall be taken into consideration to avoid interference with the drop-off and pick-up times for each specific school. School calendar with school start/dismissal times are included in the Appendix.

4. Only one area may have paving activity occurring at a time unless approved by City.

5. Any other construction activity other than paving shall be scheduled by the contractor in any sequence but shall be approved by the City.

1.2 UTILITY COORDINATION

During construction, if City owned utility facilities are damaged, contractor shall inform the City. City crew will respond within two hours and assess the condition, and perform any necessary remedial work as quickly as possible. No additional compensation will be granted to the contractor for any delay due to the damage and repair of the utility facility. Other utilities not owned by the City, contractor should notify and coordinate with the utility owner.

1.3 MAINTENANCE OF OPERATION OF EXISTING FACILITIES

Any shutdown will be coordinated with the Owner. All valves on the Owner's existing facilities will be operated by the Owner. Written notice shall be given to the Owner's Representative no less than 72-hours for residential areas and 12 days for commercial areas prior to the desired shut-off time. The Contractor shall be responsible for disposing of water drained from the existing pipelines.

1.4 COORDINATION SUBMITTALS

1. No water system shutdowns will be allowed on Monday or Friday, unless otherwise directed by City staff.

2. When approved, City will begin shutting down the water system to allow connection at 8:00 AM. Note the system drainage time may take up to two hours depending on location and field conditions.

END OF SECTION

SECTION 01111 TRAFFIC CONTROL PLAN

A. General

The intent of this specification is to provide the format and requirements in preparation of the Traffic Control Plan (TCP).

B. Format

1. The sheets of the TCP shall display, at a minimum, the title of the project, name of firm preparing the TCP, name and stamp of Registered Traffic or Civil Engineer preparing the TCP, approval block for City of Redlands approval, north arrow, title sheet with an index of the sheets, sheet number, and total number of sheets.

2. The TCP shall be drawn to a 1 inch = 40 scale, or as otherwise approved by City staff, on common size sheets ranging from 8-1/2 inches x 11 inches, 11 inches x 17 inches or 24 inches x 36 inches as determined appropriate based on work area.

3. TCP must be prepared and approved by a Registered Traffic or Civil Engineer in the State of California.

C. Requirements

The TCP shall contain the following items and scenarios of traffic control:

1. Resurfacing operations;

2. Variations to accommodate night work;

3. All required detours;

4. Provide 4 changeable message boards, Solartech MB2-LR-1548 or approved equal, located throughout the project area to provide advance notification as work progresses;

5. The TCP shall be completed in conformance with Section 7-10.2.2.1 of the General Conditions and adhere to the following:

    a. On street parking, where currently available, shall be open to the public outside of working hours; and

    b. Shall be completed in conformance with all additional requirements from permitting agencies, such as Caltrans.

END OF SECTION

SECTION 01112 DESCRIPTION OF WORK

PART ONE -- GENERAL

1.1 SUMMARY

A. The work to be done under this Contract includes the furnishing of project management, labor, materials, tools and equipment for the construction of the PMP 2023 Street Resurfacing Project for the City of Redlands, all in accordance with the Contract Documents.

B. The following contract drawings are made a part of these Contract Documents:

Title	Sheet No.
Title Sheet & Vicinity Map	1
Index Map	2
General Notes and Details	3
Quantity Table by Street Segments	4
Street Segments Layouts	5-10

1.2 GENERAL SCOPE OF WORK

A. Work In This Contract: Work in this Contract includes all labor, materials and equipment necessary for construction of PMP 2024 Street Resurfacing Project as noted on the Contract Drawings and all other Contract Documents and is summarized as follows:

1. The Work shall consist of resurfacing various streets throughout the City. Resurfacing methods include, slurry sealing (Type II), pulverization, grind & overlay, and remove & replace. Asphalt overlay will be the conventional asphalt. All necessary striping will be replaced. The scope of work also includes removal and replacement of curb & gutter, curb ramp, driveways and x-gutter as necessary; protecting in place all existing utilities, trees, and public and private improvements; pavement striping and restriping; replacing destroyed survey monuments; disposing of excess soil and rock material and restoring all areas and improvements to pre-construction condition.

2. The Work shall also consist of furnishing and installing sewer pipe, fittings, manholes, and appurtenances; all traffic control (including furnishing and installing all arrowboards, barricades, signs, delineators, and flagmen); all utility location and verification (excavating, exposing, and verifying top, bottom, and side of utility facilities); all pavement removal and disposal; all earthwork (including trenching, shoring, sloping, bedding, and backfilling including select imported material or select native material); compacting; protecting in place or removing and replacing all existing utilities, trees, and public and private improvements; replacing all asphalt concrete pavement; disposing of excess soil

and rock material and restoring all areas and improvements to pre-construction conditions.

3. The Contractor shall, upon completion of the pipeline construction and appurtenances required herein, initially operate all components of the Contract Work furnished and installed by Contractor, and make any additional adjustments, corrections, repairs, replacements, and reconstructions necessary to provide the City with complete, correctly operating pipeline and appurtenances.

END OF SECTION

SECTION 01200-R MEASUREMENT AND PAYMENT

A. Work Listed in the Schedule of Work Items

1. The application for payment will be for a specific item based on the percentage completed or quantity installed. The percentage complete will be based on the value of the partially completed work relative to the value of the item when entirely completed and ready for service.

2. A retention of 5% of the value of work completed will be withheld from progress payments. This retention amount will remain constant throughout the contract period, and will not be payable until the expiration of 35 days after the recordation of the Notice of Completion.

B. Work Not Listed in the Schedule of Work Items

The General Conditions and items in the General Requirements, and Specifications which are not listed in the schedule of work items of the bid form are, in general, applicable to more than one listed work item, and no separate work item is provided therefore. Include the cost of work not listed but necessary to complete the project designated in the contract documents in the various listed work items of the bid form.

The bids for the work are intended to establish a total cost for the work in its entirety. Should the Contractor feel that the cost for the work has not been established by specific items in the bid form, include the cost for that work in some related bid item so that the proposal for the project reflects the total cost for completing the work in its entirety.

The Contractor may experience difficulty in excavation due to rock or unsuitable backfill material throughout the project locations. It shall be the Contractor's responsibility to identify these areas and account for difficulty in excavation, the need to export rock or unsuitable backfill material and the need to import suitable backfill material. There will not be additional contract time or additional compensation for any project locations where any of these circumstances occur.

C. Bid Items

1. Mobilization, Bid Item 1:

Payment for Mobilization shall be made at the contract lump sum price and shall constitute full compensation for all labor, material, equipment, and incidentals required within Section 01721. The bid price shall include, but not limited to, preliminary construction schedule, bonds, insurance, installation and relocation of information signs, shop drawings, catalog submittals, identification & providing list of trees that needs to be trimmed at least four weeks prior to paving, and shall constitute full compensation for all labor, material, equipment and incidentals required. The bid price for mobilization shall not exceed 5 percent of the Bid Schedule total price.

2. SWPPP, Bid Item 2:

Payment for Storm Water Pollution Prevention Plan (SWPPP) shall be made at the contract lump sum price and shall constitute full compensation for preparation, approval, NPDES Permit and shall include all labor and incidentals noted within Section 01571.

Payment for the SWPPP shall be made based on the percentage of project completion to ensure compliance with all requirements. The completeness shall be determined by the Engineer and updated on progress payments.

3. Survey, Bid Item 3:

Payment for Survey shall be made at the contract lump sum price and shall constitute full compensation for research, construction surveying, construction staking, preparation and submittal of surveying cut sheets, tying existing control monuments that may be damaged or disturbed prior to construction, verifications of horizontal and vertical position of existing control monuments, recovery and reestablishment of damaged or disturbed control monuments after construction, preparation and submittal of corner records to applicable government agencies, provide recorded copies to the City and shall include all labor and incidentals noted within Section 01722.

Prior to construction, contractor shall provide corner records, survey monuments and any other existing survey control markers to the City for review. City Engineer/Surveyor will spot check the locations provided by the contractor's surveyor. In any case, City shall back charge contractor for any missing survey markers or monuments.

Payment for the Survey shall be made based on the percentage of project completion to ensure compliance with all requirements throughout the duration of the contract. The completeness shall be determined by the Engineer and updated on progress payments.

4. Crack Seal/Fill and Slurry Seal (Type II), Bid Item 4:

Item includes but is not limited to crack filling, crack sealing, placement of leveling course, localized and isolated base repair, depressed trench line repair, complete removal of existing striping and pavement markings, as well as per specification Section 302 of General Conditions. Payment for Type II Slurry Seal shall be made at the contract unit price and shall constitute full compensation for all labor, material, traffic control, equipment, and incidentals required for Type II Slurry Seal placed. Payment shall be on a monthly basis and on total amount of Type II Slurry Seal placed per bid once streets are thoroughly prepared per plans and specifications and accepted by the City staff.

5. 0.1' Grind and 0.1' AC Overlay, Bid Item 5:

Item includes but is not limited to 0.1' grind and 0.1'overlay of asphalt concrete as specified on the project plans and specifications. Bid item also includes crack filling and crack sealing after grinding, routing of the surface following cold milling and prior to crack sealing, all weeds killing, placing leveling course, localized base repair, removal of existing asphalt over the gutter pan (at least 1"), removal of all temporary AC pavement and replacement with permanent base paving within the area of the proposed overlay. Bid item also includes but are not limited to dust control, traffic control, sawcutting and shall constitute full compensation for all labor, material, equipment and incidentals required as

required to perform the work under these bid items. Roadway grading and shaping shall conform to the provisions Section 300, 301 and 302 of the Standard Specifications. Payment for this item shall be made at the contract unit price.

For the purpose of making monthly progress payments, 90% of the contract unit price will be paid for the quantity of final pavement completed per the plans and specifications and to the satisfaction of the Engineer. The remaining 10% will be paid when all damaged traffic striping has been replaced per the plans and specifications and has been accepted by the Engineer. No further breakdown will be allowed.

6. 2" Grind and 2" AC Overlay, Bid Item 6:

Item includes but is not limited to 2" grind and 2" overlay of asphalt concrete as specified on the project plans and specifications. Bid item also includes crack filling and crack sealing after grinding, routing of the surface following cold milling and prior to crack sealing, all weeds killing, placing leveling course, localized base repair, removal of existing asphalt over the gutter pan (at least 1"), removal of all temporary AC pavement and replacement with permanent base paving within the area of the proposed overlay. Bid item also includes but are not limited to dust control, traffic control, sawcutting and shall constitute full compensation for all labor, material, equipment and incidentals required as required to perform the work under these bid items. Roadway grading and shaping shall conform to the provisions Section 300, 301 and 302 of the Standard Specifications. Payment for this item shall be made at the contract unit price.

For the purpose of making monthly progress payments, 90% of the contract unit price will be paid for the quantity of final pavement completed per the plans and specifications and to the satisfaction of the Engineer. The remaining 10% will be paid when all damaged traffic striping has been replaced per the plans and specifications and has been accepted by the Engineer. No further breakdown will be allowed.

7. 3.6" Grind and 3.6" AC Overlay, Bid Item 7:

Item includes but is not limited to 3.6" grind and 3.6" overlay of asphalt concrete as specified on the project plans and specifications. Bid item also includes crack filling and crack sealing after grinding, routing of the surface following cold milling and prior to crack sealing, all weeds killing, placing leveling course, localized base repair, removal of existing asphalt over the gutter pan (at least 1"), removal of all temporary AC pavement and replacement with permanent base paving within the area of the proposed overlay. Bid item also includes but are not limited to dust control, traffic control, sawcutting and shall constitute full compensation for all labor, material, equipment and incidentals required as required to perform the work under these bid items. Roadway grading and shaping shall conform to the provisions Section 300, 301 and 302 of the Standard Specifications. Payment for this item shall be made at the contract unit price.

For the purpose of making monthly progress payments, 90% of the contract unit price will be paid for the quantity of final pavement completed per the plans and specifications and to the satisfaction of the Engineer. The remaining 10% will be paid when all damaged traffic striping has been replaced per the plans and specifications and has been accepted by the Engineer. No further breakdown will be allowed.

8. Remove and Replace 3” Asphalt Concrete, Bid Item 8:

Item includes but is not limited to the removal of existing asphalt concrete and placement of 3” asphalt concrete pavement as specified on the project plans and specifications. Where no asphalt is present, place 3” asphalt over compacted native soil. Payment for removal of and replace 3” asphalt concrete paving shall be made at the contract unit price and shall constitute full compensation for furnishing all labor, materials, tools, equipment, quality control, traffic control, dust control, and incidentals, and for doing all the work involved in roadway paving per plans and specifications.

9. Pulverize Top 9" to place 3" AC over 9" FDR-25, Bid Item 9:

Item includes but is not limited to pulverizing the existing asphalt concrete pavement and base material to a depth of 9-inch in place, removal of existing asphalt over the gutter pan (at least 1”), shaping of subgrade and removal of excess pulverized materials to make room for placing 3” conventional asphalt concrete overlay per plans and specifications. Roadway pulverizing, grading, and shaping shall conform to the provisions Section 300, 301 and 302 of the Standard Specifications. All manhole cover, frame, valve lid covers shall be adjusted to finished grade following the street resurfacing.

Payment for roadway pulverize, grading and shaping, potholing, proof rolling, placement and compaction of subgrade to 95% relative compaction shall be made at the contract unit price and shall constitute full compensation for furnishing all labor, materials, tools, equipment, quality control, traffic control, dust control, and incidentals, and for doing all the work involved in roadway pulverizing per specifications. Contractor shall report potholing information to the City at least a month before the construction.

10. Asphalt Concrete Paving, Bid Item 10:

Item includes but is not limited to the conventional asphalt concrete paving as specified on the project plans and specifications. Payment for asphalt concrete paving shall be made at the contract unit price and shall constitute full compensation for furnishing all labor, materials, tools, equipment, quality control, traffic control, dust control, and incidentals, and for doing all the work involved in roadway paving per plans and specifications. Asphalt concrete materials of this bid item will be utilized for the bid item 8.

11. Leveling Course, Bid Item 11:

Item includes but is not limited to the leveling of the roadway surface with hot asphalt concrete pavement and per specification Section 302 of General Conditions. Leveling course shall be placed for any street that is determined by the City Staff before asphalt paving. Payment for this item shall be made at the contract unit price.

12. R&R PCC Curb and Gutter, Bid Item 12:

Item includes but is not limited to the re-construction of existing but damaged, missing, and/or mis-aligned curb and/or curb and gutter. Curb shall be re-constructed per APWA Standard Plan 120-2 Curb and Gutter - Barrier and shall join to existing. The height and width of the curb and gutter shall match the existing. Item also includes all necessary dust control, clearing, grubbing, and removals such as removals of vegetation, rubbish, and

utilities as required for the construction of the proposed improvements under this bid item. Bid Item shall also include traffic control and mobilization. Approximate locations for curb and gutter replacement are shown on the plans. The actual locations shall be verified during construction.

Payment for this item shall be made at the contract unit price and shall constitute full compensation for all labor, material, equipment and incidentals required.

13. R&R Rock Curb and Gutter, Bid Item 13:

Item includes but is not limited to the re-construction of existing damaged, missing, and/or mis-aligned curb and/or curb and gutter. Rock curb and PCC gutter shall be re-constructed per Detail 129-0 Split Face Rock Curbing and shall join to existing. The height and width of the curb and gutter shall be per standard. Item also includes all necessary dust control, clearing, grubbing, and removals such as removals of vegetation, rubbish, and utilities as required for the construction of the proposed improvements under this bid item. Bid Item shall also include traffic control and mobilization. Approximate locations for rock curb and gutter replacement are shown on the plans. The actual locations shall be verified during construction.

Payment for this item shall be made at the contract unit price and shall constitute full compensation for all labor, material, equipment and incidentals required.

14. Adjust Manhole Ring/Cover w/ Concrete Collar, Bid Item 14:

Item includes but is not limited to adjustment of the manhole ring/cover, rim to the finished grade of the street. Manhole shall be re-constructed per City of Redlands Standard, A-101 and shall include the construction/reconstruction of the concrete collar per City of Redlands Standard, A-106. Item also includes all necessary dust control, clearing, grubbing, and removals such as removals of vegetation, rubbish, and utilities as required for the construction of the proposed improvements under this bid item.

Payment for this item shall be made at the contract unit price and shall constitute full compensation for all labor, material, traffic control, equipment and incidentals required.

15. Adjust Valve Can and Cover (Circular Lid), Bid Item 15:

Item includes but is not limited to adjustment of the valve can and cover to the finished grade of the street. Valve Can shall be re-constructed per City of Redlands Standard, A-20514. Item also includes all necessary dust control, clearing, grubbing, and removals such as removals of vegetation, rubbish, and utilities as required for the construction of the proposed improvements under this bid item.

Payment for this item shall be made at the contract unit price and shall constitute full compensation for all labor, material, traffic control, equipment and incidentals required.

16. Replace Valve Can, Gate Well and Cover (Triangular Lid), Bid Item 16:

Items includes but is not limited to replacement of the valve can, gate well and cover per detail on Plan Sheet No. 3 and adjust valve cover to the finished grade of the street. This item includes all the triangular valve lids, which are identified on the plan and any other found in the field during construction. Item also includes all necessary dust control,

clearing, grubbing, and removals such as removals of vegetation, rubbish, and utilities as required for the construction of the proposed improvements under this bid item.

Payment for this item shall be made at the contract unit price and shall constitute full compensation for all labor, material, traffic control, equipment and incidentals required.

17. Install Blue RPM, Bid Item 17:

Item includes but is not limited to installation of retro-reflective pavement markers (RPM) per plans and specifications. Where the fire hydrant is located at the intersection, blue RPM shall be installed on both streets. Payment for this item shall be made at the contract unit price and shall constitute full compensation for all labor, material, traffic control, equipment and incidentals required.

18. Replace Traffic Loop, Bid Item 18:

Item includes but is not limited to the re-installation of existing traffic signal loop detectors that have been damaged or removed as a result of resurfacing operations. Item also includes the home run where required,and upgrade existing stub-out or conduit in order to accommodate additional loops if required. All traffic loops shall be circular loops except adjacent to the crosswalks or stop bars. Type D loop shall be installed adjacent to the crosswalks or stop bars in each lane of each side of the intersection.

All Caltrans intersections, where Type D loop shall be installed, require the replacement of the detector sensor card (222) with a GTT922 detector sensor card per Caltrans permit condition or approved equal. Bid Item shall also include all labor, material, traffic control, equipment and incidentals. Payment for this item shall be made at the contract unit price and shall constitute full compensation for all labor, material, equipment and incidentals required.

19. Thermoplastic STOP & Miscellaneous Legend, Bid Item 19:

Item includes but is not limited to installation of thermoplastic lettering per the California MUTCD and complete removal of existing striping and pavement markings. Bid Item shall also include traffic control and mobilization. A complete list of STOP legend, miscellaneous legend and pavement markings are provided in a table on Plan Sheet No. 3. Payment for this item shall be made at the contract unit price and shall constitute full compensation for all labor, material, traffic control, equipment and incidentals required.

20. 24” Thermoplastic Solid White/Yellow Stripe, Bid Item 20:

Item includes but is not limited to installation of 24” thermoplastic solid white/yellow striping, per project plans and per the California MUTCD and complete removal of existing striping and pavement markings. It includes stop bar, crosswalk, etc. Payment for this item shall be made at the contract unit price and shall constitute full compensation for all labor, material, traffic control, equipment and incidentals required.

21. 12” Thermoplastic Solid White/Yellow Stripe, Bid Item 21:

Item includes but is not limited to installation of 12” thermoplastic solid white/yellow striping, per project plans and per the California MUTCD and complete removal of existing

striping and pavement markings. It includes stop bar, crosswalk, etc. Payment for this item shall be made at the contract unit price and shall constitute full compensation for all labor, material, traffic control, equipment and incidentals required.

22. 8" Thermoplastic Solid White Stripe, Bid Item 22:

Item includes but is not limited to installation of 8" thermoplastic solid white stripe, per plans and per Caltrans 2015 Revised Standard Plan A20D and complete removal of existing striping and pavement markings. It includes turning pocket lanes, etc. Payment for this item shall be made at the contract unit price and shall constitute full compensation for all labor, material, traffic control, equipment and incidentals required.

23. 6" Thermoplastic Double Yellow Stripe, Bid Item 23:

Item includes but is not limited to installation of 6" thermoplastic double yellow stripe, per project plans and per Caltrans 2015 Revised Standard Plan A20A, D-22 and complete removal of existing striping and pavement markings. Payment for this item shall be made at the contract unit price and shall constitute full compensation for all labor, material, traffic control, equipment and incidentals require.

24. 6" Thermoplastic Solid White Stripe, Bid Item 24:

Item includes but is not limited to installation of 6" thermoplastic solid white stripe, per project plans and per Caltrans 2015 Revised Standard Plan A20B, D-27B and complete removal of existing striping and pavement markings. Payment for this item shall be made at the contract unit price and shall constitute full compensation for all labor, material, traffic control, equipment and incidentals require.

25. 6" Thermoplastic Skip White/Yellow Stripe, Bid Item 25:

Item includes but is not limited to installation of 6" thermoplastic skip white/yellow thermoplastic stripe, per project plans and per Caltrans 2015 Revised Standard Plan A20A, D-2 for centerlines; A20A, D-9 for lane lines; A20D, D-39 and D-39A for bike lane line; and complete removal of existing striping and pavement markings. Payment for this item shall be made at the contract unit price and shall constitute full compensation for all labor, material, traffic control, equipment and incidentals require.

26. 4" Thermoplastic Solid White/Yellow Stripe, Bid Item 26:

Item includes but is not limited to installation of 4" thermoplastic solid white/yellow stripe, per project plans and per Caltrans 2015 Revised Standard Plan A20B, D-27B for right edge line or D-24 for left edge line; A20D, D-39 and D-39A for bike lane line; and complete removal of existing striping and pavement markings. Payment for this item shall be made at the contract unit price and shall constitute full compensation for all labor, material, traffic control, equipment and incidentals require.

27. Centerline Rumble Strip, Bid Item 27:

Item includes but is not limited to the construction of centerline rumble strip and installation of 6" thermoplastic double yellow stripe per Caltrans Standard Plan A40D for Rumble Strip Placement in No Passing Zone. Bid item also includes but are not limited to

dust control, traffic control, mobilization and shall constitute full compensation for all labor, material, equipment and incidentals required as required to perform the work under this bid items. Payment for this item shall be made at the contract unit price.

28. Two-Way Thermoplastic Left Turn Yellow Stripe, Bid Item 28:

Item includes but is not limited to installation of Two-Way Left Turn yellow thermoplastic stripe, per project plans and per Caltrans Standard Plan A20B, Detail 32. The length shown in linear footage measuring along street centerline. One linear foot includes both 6" solid striping, both 6" skip striping and pavement markers on each side of both solid striping. Payment for this item shall be made at the contract unit price and shall constitute full compensation for all labor, material, traffic control, equipment and incidentals require.

29. Export Roadway Materials, Bid Item 29:

All excessive pulverized materials removed shall be hauled away from the project site on the same working day and legally disposed of and/or recycled at a site where contractor is responsible. The excess material will be generated due to pulverizing and reshaping the street and the street has higher existing crown including subbase or subgrade materials. All the streets may have export materials in order to meet the maximum cross slope of 3%. Contractor shall determine the export quantity for any street segments during construction. Payment for this item shall be made at the contract unit price and shall constitute full compensation for all labor, material, traffic control, equipment and incidentals required.

30. Unforeseen work <u>not</u> covered within all other bid items, Bid Item 30:

Payment for the unforeseen work not covered within all other bid items shall be made at the contract price per lump sum (LS) and shall constitute full compensation for all labor, materials, equipment, and incidentals required. Unforeseen work must be approved by the City staff before doing any work and pay estimate shall be negotiated based on unit price already established with the bid proposal for this project. Any required work that is outside of the proposed bid unit cost, shall be performed based on the Time and Material (T&M) basis and T&M cost shall be negotiated and approved by the City staff prior to performing the work. Unforeseen work will be paid in each billing cycle with a percentage of the lump sum cost included in the bid. This item may not be spent entirely.

31. Demobilization, Bid Item 31:

Payment for Demobilization shall be made at the contract lump sum price and shall constitute full compensation for all labor, material, equipment, and incidentals required within Section 01740.

END OF SECTION

SECTION 01251 CHANGE ORDER REQUESTS

1.1 GENERAL

A. All quotations for preliminary change orders for extras, changes, additions, or deletions to the Work as described in EXTRA WORK of the GENERAL CONDITIONS shall be submitted to the ENGINEER, in writing, on the Change Order Request (COR) Cover Sheet and the Change Order Cost Summary Form, both attached, and in conformance with the requirements of Section 01254 CHANGE ORDERS. The quotation shall be firm for a period of not less than sixty (60) calendar days from the date of receipt of the quotation by the ENGINEER. The CONTRACTOR shall submit its written cost quotation and Time Impact Analysis not later than fifteen (15) days after being requested to provide such quotation, unless the ENGINEER allows more time. Delays in submitting quotations beyond the fifteen (15) days set forth herein, which cause a delay in the issuance of a Change Order or a delay to the completion date of the project, shall not be cause for a claim or a time extension under the Contract.

B. The ENGINEER'S request for quotation on a preliminary change shall not be considered authorization to proceed with the changed work prior to the issuance of a final Lump Sum or Time & Material Change Order, unless directed otherwise, in writing, by the ENGINEER, nor shall such request constitute justification for a delay to the existing Work or a time extension under the Contract.

END OF SECTION

THE CITY OF REDLANDS
MUNICIPAL UTILITIES AND ENGINEERING DEPARTMENT

CHANGE ORDER REQUEST (COR)

Project Name:		**COR Number:**	
Project Number:		**Date of Request:**	
Requested By:			

Change Name:	

Description of Change (Required):

Reason for Change (Required):

Location of Change (Required): List all locations if various locations are included in this Request

Additional Days Requested Due to Change (If Applicable):

Total Net Change in Cost: **Note:** Attach all supporting documents for cost justification	$ 0.00

Requestor:

Signature: _____

Title: _____ **Date:** _____

Change Order Cost Summary

Project Name :

Change Order Request No. :

Date :

		Direct Labor	Direct Materials	Direct Equipment		Totals
(1):	Lump Sum Work by Prime Contractor	$0.00	$0.00	$0.00		
(2):	"T&M" Work by Prime Contractor	$0.00	$0.00	$0.00		
(3):	Subtotal - Direct Work (Prime Contractor)	$0.00	$0.00	$0.00		
(4):	All Lump Sum Work by subcontractors (any tier)	$0.00	$0.00	$0.00		
(5):	All "T&M" Work by subcontractors (any tier)	$0.00	$0.00	$0.00		
(6):	Subtotal - Direct Work (all subcontractors)	$0.00	$0.00	$0.00		$0.00
					Add each of the three columns across and enter to the right.	
(3)+(6)=(7):	Total - Direct Costs	$0.00	$0.00	$0.00		$0.00
(8):	Markup	(20% of direct labor) $0.00	(15% of direct mat'l) $0.00	(15% of direct equip) $0.00		$0.00
(9):	Prime Contractor Markup for subcontractors				10% of line (6) direct sub work up to $5,000 plus 5% of line (6) direct sub work over $5,000	
(10):	Bonds & Insurance				1% of line (7) all direct work	$0.00
(11):	Additional amount permitted by Contract					
(12):	**GRAND TOTAL**				Add sums of lines) (7), (8), (9), (10) and (11)	**$0.00**

THIS PAGE INTENTIONALLY LEFT BLANK

SECTION 01254 CHANGE ORDERS

PART ONE -- GENERAL

1.1 REQUIREMENTS

Payment to the Contractor, or credit to the City, for any change, addition, deletion or extra to the Work, or settlement of any Claim, covered by any Change Order, shall be determined by the methods set forth herein. The Engineer may change the Plans and Specifications, character of the Work, or quantity of Work provided the total arithmetic dollar value of all such changes, both additive and deductive, does not exceed twenty-five percent (25%) of the Contract Price. Should it become necessary to exceed this limitation, the change shall be by written Supplemental Agreement between the Contractor and the City, which shall be executed by a Change Order.

Unless otherwise stipulated, "Unit Prices" include all costs necessary to furnish, install and complete the Work. The "Unit Prices" include all direct costs for labor, equipment and materials, all insurance and bond costs, all field and office supervisors and assistants, all onsite project administration, security costs, the cost of small tools and consumables, incidental job burdens, and all general home office expenses and no separate allowance will be made therefor. Assistants to field and office supervisors include all clerical, stenographic, and general office help. Incidental job burdens include, but is not limited to, office equipment and supplies, temporary toilets, telephone, utilities, safety equipment, warning devices, personal protective equipment, and conformance to OSHA requirements. Project administration includes, but is not limited to, review and coordination, estimating, engineering, scheduling, and expediting relative to Change Orders, and updating and furnishing Record Drawings to incorporate changes, schedule update, supervision not applied solely to the Work of the Change Order, home office salaries and expenses, and City of Redlands Business Tax.

A. Unit Prices

Unit prices stipulated in the Bid or itemized in the approved Schedule of Values shall be utilized, where they are applicable and determined reasonable by the Engineer. In the event that the Change Order results in a change in the original quantity of more than twenty-five percent (25%), either increase or decrease, then either the Engineer or the Contractor may request a review of the unit price to determine if a new unit price shall be mutually determined by negotiation. Any new unit price mutually determined under this Subsection shall only apply to the units in excess of one hundred twenty five percent (125%) of the original quantity for overruns. In case of underruns, the unit price stipulated in the Bid shall be applied to the first twenty-five percent (25%) of the actual quantity of work performed and the new mutually determined price shall be applied to the quantity between twenty-five percent (25%) and seventy-five percent (75%) of the original quantity.

Renegotiated unit prices or unit prices for new items added to the Contract by Change Order shall be determined in accordance with Subsections B through G. Whether stipulated in the Bid, itemized in the approved Schedule of Values or renegotiated, the unit prices used for payment constitute the total adjustment with no further costs owed for overhead, impact, profit, delay or impact to unchanged portions of the Contract, or any other reason. The unit price shall be full and final compensation as described in Subsection D.

The cost proposals for renegotiated unit prices shall be presented in accordance with the provisions of Subsections B through G. Should any Bid Item be deleted in its entirety, the amount bid for that bid item shall be subtracted from the total Contract amount. The Contractor shall be paid only for the actual cost incurred prior to the notification of such deletion for that Bid Item.

B. Lump Sum

The Engineer and the Contractor may mutually determine a total sum for the Extra Work. The Contractor shall summarize the total cost and furnish a breakdown of the proposed lump sum costs satisfactory to the Engineer in accordance with Subsections B through G. Such lump sum costs shall be full and final compensation as described in Subsection D. The Contractor's quotation shall conform to the requirements of Section 01251- Change Order Requests, and be submitted in the Change Order Cost Summary Form provided (see Attachment 01251-A1). The Change Order Cost Summary Form cannot be used to nullify or supercede any specification or contractual provision.

If the method or amount of payment cannot be agreed prior to performing the Extra Work, the Engineer may unilaterally issue a Change Order in the amount determined reasonable by the Engineer for the Extra Work and direct the Contractor to proceed immediately. The Engineer also has the option to issue a Change Order directing the Work be done on a Time and Materials basis with the Contractor providing all labor, equipment, and materials necessary to complete the Work in a satisfactory manner and within a reasonable period of time. Estimates for lump sum quotations and accounting for Time and Materials work shall be limited to direct expenditures necessitated specifically by the subject Extra Work, and shall be segregated as follows:

1. Labor, up to and including working general foremen, who are directly assigned to the Extra Work. Employees identified as superintendents or non-working general foremen shall not be charged as labor on Extra Work. The labor costs shall include actual documented payroll costs including wages, payroll taxes as established by law (i.e., FICA, Federal and State Unemployment Taxes), fringe benefits as established by negotiated labor agreements, and any insurance costs (such as Worker's Compensation and General Liability Insurance but shall not include Automobile Liability Insurance or any other insurance costs). A detailed breakdown of those

subcomponents of labor costs, by all crafts shall be submitted to the Engineer, by the Contractor and all Subcontractors, for approval, as part of the documentation of labor costs, within ten (10) working days after issuance of the Notice to Proceed. No other subcomponents of labor costs shall be considered, unless approved in writing by the Engineer.

The labor cost is not allowed to be increased by using labor classifications with paygrades higher than necessary to accomplish the Work.

2. Materials: The cost of materials used in performing the Extra Work will be the cost, including sales tax and freight, to the purchaser, whether Contractor, Subcontractor or other forces, from the supplier thereof, except as follows:

   a. Cash or trade discounts available to the purchaser shall be credited to the City notwithstanding the fact that such discounts may not have been taken by the Contractor.

   b. For materials secured by other than a direct purchase and direct billing to the purchaser, the cost shall be deemed to be the price paid to the actual supplier as determined by the Engineer. Supplier markup, except for actual costs incurred in the handling of such materials, will not be allowed.

   c. Payment for materials from sources owned wholly or in part by the purchaser shall not exceed the price paid by the purchaser for similar materials from said sources on contract items or the current wholesale price for such materials delivered to the Jobsite, whichever price is lower.

   d. If, in the opinion of the Engineer, the cost of materials is excessive, or the Contractor does not furnish satisfactory evidence of the cost of such materials, then the cost shall be deemed to be the lowest current wholesale price for the quantity concerned, delivered to the Jobsite less cash or trade discount. The City reserves the right to furnish materials for the Work and no claim shall be made by the Contractor for costs and profit on such materials.

   e. For the purposes of this Section, a "Supplier" is defined as any person or persons, firm or business, who supplies materials of construction and/or permanent equipment, but who does not perform any portion of the Work of the Contract on site, for the Contractor, except that labor or labor supervision which may be required by some manufacturers as part of their equipment installation for warranty or other purposes.

3. Equipment Costs, including ownership, lease or rental costs, as well as operating costs, for individual equipment units whose replacement value is in excess of $500. Transportation and set up costs shall be included, but only if the equipment is imported to the worksite solely to perform work on the Extra Work described in the Change Order and the Contractor can demonstrate that the changed work cannot or could not be performed economically with equipment already at the site. Equipment costs shall be determined in accordance with the requirements set forth in Subsection G.

4. Small tools, equipment, consumables and incidental costs: No separate payment will be made for the use of small tools or equipment with a replacement value of $500 or less. This applies to tools and equipment owned by the Contractor or its subcontractors of any tier. Also, no separate payment will be made for fuel, lubricants, tool or equipment repairs, tool or equipment maintenance, consumables, drinking water, sanitary facilities or other incidentals. These costs are already included as a part of Markup.

5. Subcontractor Costs, including their overhead and profit, provided that such costs are direct costs to the Contractor for performing the Extra Work as set forth in Subsections B through G.

C. Time and Materials Work

The costs of all Changed/Extra Work submitted under the Time and Materials (T&M) method shall be formulated in accordance with the provisions of Subsections B through I.

Unless otherwise stipulated on the Change Order, the "Not-to-Exceed" amount for all T&M Change Orders is $10000. The Contractor is responsible for tracking costs and for notifying the Engineer in writing when costs approach 50% and 75% of the "Not-to-Exceed" amount. In addition, if the Changed/Extra Work cannot be completed within the "Not-to-Exceed" limit, the Contractor shall notify the Engineer in writing, and in a timely manner, that the limit requires an increase. The City will only reimburse eligible costs up to the "Not-to-Exceed" amount.

The Contractor shall notify the Inspector at the beginning of each day when Changed/Extra Work is being performed. The Contractor shall notify the Inspector of the Changed/Extra Work being performed and describe the personnel involved, whether by Contractor forces or by its subcontractors at any tier. Failure to notify the Inspector prior to the start of Changed/Extra Work serves as the Contractor's waiver to claim for compensation on that day.

For each working day, the Contractor shall submit a "Daily Extra Work Report" (DEWR) to the Inspector. The "Daily Extra Work Report" shall summarize labor,

equipment and materials supplied. The Inspector will only consider Forms that are properly completed as described below.

1. Separate forms must be used for labor and for equipment/materials.

2. Labor, equipment, material or expenditures that are not included on The DEWR are ineligible for payment. There will be no exceptions to this requirement. It is the responsibility of the Contractor to include any and all items of labor, equipment, or material for which it requests compensation for each day's work completed.

3. Information required on the Labor form shall include name of personnel, personnel classification, and only the number of hours worked on Changed/Extra work for the day being reported. Since the overhead allowance already includes all necessary supervision, any hours for additional supervision or non-working foremen are ineligible for additional payment. The premium pay for a general foreman is eligible for payment only if the general foreman is a working foreman and a general foreman was required by a Union Labor Agreement or otherwise approved by the Inspector. The general foreman rate is eligible for payment only during the time that a general foreman was required for the Changed/Extra Work.

4. Information required on the Equipment/Material shall include Contractor-owned equipment and/or tools, and rented equipment or tools for which compensation is requested. Information shall include the type of equipment, size of equipment, equipment identification number, appurtenances, and only the number of hours worked on the Changed/Extra work.

5. The only allowable materials are materials delivered to the job site and/or incorporated only into the Changed/Extra work. The allowable materials shall be listed on the T&M sheet for the day that they are delivered to the job site and/or incorporated into the Changed/Extra work.

6. Delivery ticket(s) and/or bill(s) of lading for rental equipment and/or tools delivered to the site and/or material incorporated into the work for the day being reported must be attached with the T&M sheet for that day. No payment will be allowed for materials and/or rented equipment unless receipt(s) or bill(s) of lading is attached. If the request for payment is not substantiated by original vendor/supplier invoices, acceptable copies of original invoices, or other documentation acceptable to the Inspector, the City may establish the cost of the item(s) at the lowest possible wholesale price or rental rate applicable while the work was being performed.

7. Failure to submit the required "Daily Extra Work Report of Time and Material Work" by the close of the next working day shall waive all rights for that day unless otherwise approved by the Inspector. Work that cannot be substantiated by a "Daily Report", approved and signed by the Inspector, is ineligible for payment.

8. The Contractor is responsible for preparing the "Daily Extra Work Report" for work by its Subcontractors and submitting the Forms to the Inspector on time.

9. The Contractor must have each "Daily Extra Work Report" verified by the Inspector. After the "Daily Extra Work Report" is approved by the Inspector, both the Contractor and Inspector sign the report. The original "Daily Extra Work Report" is retained by the Inspector with a copy provided to the Contractor.

10. When the "Daily Extra Work Report" is signed by the Inspector and the Contractor, it is binding on the Contractor and its Subcontractors.

11. When agreed to by the Inspector, the Contractor may submit a supplemental "Daily Extra Work Report" for labor, materials, or equipment for which the Contractor requests compensation but failed to list on the original daily report.

    a. These supplemental forms shall be marked "SUPPLEMENTAL".

    b. Unless otherwise approved by the Inspector, the supplemental forms may only be submitted for approval up to two (2) working days following the date when the work was performed.

No payment will be allowed for labor, materials, or equipment included on T&M sheets not signed by the Contractor and the Inspector. Payment will not be allowed for labor, materials, or equipment included on T&M sheets signed by anyone other than the Inspector or the Inspector's immediate supervisor.

D. General

It is the intent of the City to settle all Change Orders full and final at the time the Change Order is issued. Therefore, the following paragraph shall be made a part of all Change Orders, whether included or not on the actual change order:

> "The compensation (time and cost) set forth in a Change Order comprises the total compensation due the Contractor, all Subcontractors, and all Suppliers, for the Work or change defined in the Change Order, including impact on unchanged work. By signing the Change Order, the Contractor acknowledges and agrees on behalf of himself, all Subcontractors, and all

Suppliers, that the stipulated compensation includes payment for all work contained in the Change Order, plus all payment for the interruption of schedules, extended field overhead costs, delay, and all impact, ripple effect or cumulative impact on all other work under this Contract. The signing of the Change Order indicates that the Change Order constitutes full mutual accord and satisfaction for the change, and that the time and/or cost under the Change Order constitutes the total equitable adjustment owed the Contractor, all Subcontractors, and all Suppliers as a result of the change. The Contractor, on behalf of himself, all subcontractors, and all Suppliers, agrees to waive all rights, without exception or reservation of any kind whatsoever, to file any further claim related to this Change Order. No further claim or request for equitable adjustment of any type for any reasonably foreseeable cause shall arise out of or as a result of this Change Order or the impact of this Change Order on the remainder of the Work under this Contract."

Costs which shall not be paid in Change Orders under this Contract include, but are not limited to, interest costs of any type; claim preparation or filing costs; legal expenses; the costs of preparing or reviewing proposed Change Orders or Change Order proposals; lost revenue; lost profits; lost income or earnings; rescheduling costs; costs of idled equipment when such equipment is not at the site or has not yet been employed on the Work; lost earnings or interest on unpaid retainage; claims consulting costs; and the costs of corporate officer or staff visiting the site; any compensation due to the fluctuation of foreign currency conversion or exchange rates; loss of other business; changes in taxes or increased tax rates of any kind or any costs identified as unallowable under the provisions of the Federal Acquisition Regulations.

Extensions of time shall be based solely upon the effect of delays to the Work as a whole. Extensions of time shall not be granted for delays to the Work, unless the Contractor can clearly demonstrate, through analysis of the current updated schedule, that the delay to the Work as a whole arose or will arise from causes other than normal weather, beyond the control and without fault or negligence of the Contractor, or any Subcontractor, at any tier, and that such delays did or will, in fact, delay the progress of the Work as a whole. The Contractor shall not be entitled to a time extension unless it submits a Time Impact Analysis which is a calculation of the extent of the delay to the end date of the Work and which shows that the Work has been or will be extended beyond the current Contract completion date. A Time Impact Analysis is a scheduling procedure which utilizes the networking techniques (fragnets) and a written analysis of the facts associated with the alleged delay to demonstrate the effect of the alleged delay on the critical path of the schedule. A "fragnet" is defined as a sequence of new activities and/or activity revisions that are proposed to be added to the existing current updated schedule to demonstrate (mathematically and graphically) the influence of the alleged delay on the end date of the Work and shall be the sole method for incorporating delays and impacts into the schedule. The objective of a

Time Impact Analysis is to pinpoint, isolate, and quantify all time impact associated with a specific issue and determine its time relationship to past or current delays. Time extensions shall not be allowed for delays to parts of the Work that are not on the critical path of the currently approved monthly updated project schedule. Time extensions shall not be granted, nor delay damages of any kind whatsoever paid to the Contractor, until all available float, slack, or contingency time on the project is used and the end date of the Work is moved beyond the current, adjusted Contract completion date.

The cost summary, cost breakdowns and requests for cost reimbursement submitted by the Contractor (for delay, disruption, hindrance and interference associated with the changes, additions, deletions or extras) shall be itemized in a manner that, with mathematical certainty and without reliance upon probabilities or inferences, segregates the direct, actual reimbursable costs associated with each individual, change, addition, deletion, extra and (on an event-by-event basis) each individual delay or disruption event. Such cost summaries, breakdowns or requests shall not be based, in whole or in part, upon any methodology (such as "total cost" or "modified total cost" methodologies) that purports to calculate the Contractor's additional costs of performance of the extra, change, addition or deletion (including without limitation the additional costs of delay, disruption or other impact) based on the difference between Contractor's total actual Project or line item costs (with or without fee) and its original bid estimate for the Project or any original bid estimate line item. In connection with the foregoing, Contractor represents and warrants that it has the ability to generate and maintain complete and accurate cost accounting records that will reflect (i) the actual costs incurred or saved for each individual item of Extra Work, change, addition, deletion (including without limitation any costs of associated delay, disruption, interference, hindrance and the cumulative impact of each extra, change, addition, deletion on other parts of the Work); and, (ii) on an event-by-event basis, the effect of each delay or disruption that forms the basis of each request for extension of time, regardless of their scope, number, complexity, cumulative effect, or time of issuance or occurrence.

Except as provided in Section 6-6 of the General Conditions, Contractor shall have no right to recovery of any compensation, costs, expenses or damages resulting from delay, disruption, interference, or hindrance in the performance of the Work (including without limitation interruption of schedules, excess or extraordinary extended field and indirect overhead costs, loss of productivity and the impact, ripple or cumulative effect on other Work).

Contractor waives any claim or rights and remedies based on abandonment, quantum merit, rescission or other similar legal theory by reason of any of the following circumstances, which the Contractor acknowledges and agrees are within the reasonable contemplation of the parties: (i) changes, additions, deletions and extras to the Work after execution of the Contract and issued from time to time throughout the period of construction, regardless of their scope,

number, cumulative value, or complexity, to correct errors, omissions, conflicts, and ambiguities in the Contract Documents, or to implement discretionary changes to the scope of Work requested by the City; (ii) the issuance and performance of changes, additions, deletions and extras in a manner that is not in sequence with the as-built or as-planned progress of the Work; (iii) changes due to Differing Site Conditions; (iv) suspensions of the Work or parts thereof, or limitations on access to portions or all of the Work, for the convenience of City or in the interests of the Project; (v) delay or disruption to the Work due to failure of the City, Engineer or Inspector to timely perform any contractual obligation.

E. Markups – Overhead and Profit

1. In addition to the direct expenditures specified for labor, materials and equipment in Subsection B, a lump sum will be paid for all overhead and profit, including: All insurance costs other than specifically mentioned in this Section, all field and office supervisors and assistants, all onsite project administration, security costs, the cost of small tools and consumables, incidental job burdens, and all general home office expenses and no separate allowance will be made therefor. Assistants to field and office supervisors include all clerical, stenographic, and general office help. Incidental job burdens include, but is not limited to, office equipment and supplies, temporary toilets, telephone, utilities, safety equipment, warning devices, personal protective equipment, and conformance to OSHA requirements. Project administration includes, but are not limited to, review and coordination, estimating, engineering, scheduling, and expediting relative to Change Orders, and updating and furnishing Record Drawings to incorporate changes, schedule update, supervision not applied solely to the Work of the Change Order, home office salaries and expenses, and City of Redlands Business Tax. Such lump sum shall conform to the following schedule of percentages of the total amount of direct expenditures of the Contractor and subcontractors.

(a) Work by Contractor. The following percentages shall be added to the Contractor's costs and shall constitute the markup for all overhead and profits:

1) Direct Labor	20%
2) Direct Materials	15%
3) Direct Equipment	15%

(b) Work by Subcontractor. When all or any part of the extra work is performed by a Subcontractor, the markup established in (a) shall be applied to the Subcontractor's actual cost of such work. A markup of 10 percent on the first $5,000 of the subcontracted portion of the extra work and a markup of 5 percent on work added in excess of $5,000 of the subcontracted portion of the extra work may be added by the Contractor.

2. Bonds and Insurance

An additional allowance of one percent (1%) of all direct costs (less markup) is allowed.

3. Add/ Deduct Changes

The overhead rates determined above shall be applied to all additive Change Orders, except those utilizing as-bid Unit Prices listed in the Bid Proposal.

Any change in the Work involving both extras and credits shall show a net total cost, including subcontracts. Allowances for overhead and profit to the net total cost, as specified herein above, shall be applied if the net total cost is an extra; overhead and profit allowances shall not be applied if the net total cost is a credit. The estimated cost of deductions shall be based on labor and material prices on the date the Contract was signed.

4. When all or any part of the extra work is performed by a Subcontractor, the markup established in subsection 1.1.E.1 shall be applied to the Subcontractor's actual cost of such work. A markup of 10 percent on the first $5,000 of the subcontracted portion of the extra work and a markup of 5 percent on work added in excess of $5,000 of the subcontracted portion of the extra work may be added by the Contractor.

F. City Furnished Materials, Equipment and Services

The Engineer reserves the right to furnish materials, equipment and services deemed expedient for use on the Changed/Extra Work. The Contractor shall have no claim for profit or overhead on the cost of such materials, equipment and services.

G. Equipment Costs

The rates for rental or leased equipment shall not exceed the rates listed in the Caltrans Labor Surcharge and Equipment Rental Rates (Caltrans LS&ERR). For T&M Change Orders, the rates are established by the actual paid invoice(s) that comply with the requirements of Subsections G.1 and G.3. Owned equipment costs shall not exceed the rates established by Subsection G.2. The most recent published edition in effect at the commencement of actual equipment use shall be used.

The rates paid for any rented or leased equipment or tools shall include the cost of fuel, oil, lubrication, supplies, small tools, necessary attachments, repairs and maintenance of any kind, depreciation, storage, insurance and all incidental costs associated with the operation of the equipment or tools.

It is the responsibility of the Contractor to include any appurtenances added to equipment which would increase the basic rate for said equipment (i.e., hoe-ram, oversize bucket, and etcetera) as established in the acceptable rental rate guide. All equipment and/ or tools shall be acceptable to the Inspector, in good working condition, suitable for the purpose for which it is to be used, and necessary to complete the Changed/Extra Work. Payment will be based on the manner in which the equipment was actually powered, operated and modified per the equipment manufacturer's recommendations.

1. Rented or Leased Equipment

For equipment rented or leased (including lease with purchase option) in arm's length transactions from outside vendors, the Contractor shall be paid the actual invoiced, rented or leased rates provided that the invoiced lease or rental rates do not exceed the rates set forth in the Caltrans LS&ERR. Arm's length rental or lease transactions are those in which the firm involved in rental or lease of such equipment is not associated with, owned by, have common management, directorship, facilities, or stockholders with the firm renting the equipment. Submittal by a Contractor of a rental or leased invoice from the lessor will be prima facie proof of compliance with the above. However, such invoices are not conclusive proof; if questioned, the burden of proof remains with the Contractor. In no event shall the leased equipment rate billed to the City be at rates exceeding those prescribed in the following table:

Actual Usage (Change Order & Contract Work Combined)	Payment Category
Less than 8 hours	Hourly Rate
8 or more hours but less than 7 days	Daily Rate
7 or more days but less than 30 days	Weekly Rate
30 calendar days or more	Monthly Rate

a. When in Use:

Actual equipment use time documented by the Inspector shall be the basis that the equipment was utilized on the changed work and paid for under the Change Order. In addition to the lease or rental rate, equipment-operating costs shall not exceed the estimated hourly operating rate as set forth in the Caltrans LS&ERR. The hours of operation shall be based upon actual equipment usage on the changed work as recorded by the Inspector. For multiple shift work sequences, the allowable equipment rate shall not exceed fifty percent (50%) of the base rate, for second or third shifts.

b. When Idle:

Idle equipment is equipment on site and necessary to perform the Work under the change but not in actual use due solely to the impact of the changed work. Equipment operating costs due to idle time, documented by the Inspector, shall be paid at the rate determined in "G" (1) above. Idle time shall include a reasonable time allowance to and from the project site.

Payment for equipment or tools shall be limited to hours actually worked on the Changed/Extra Work if the equipment or tool is already on site for Work under the original Contract. No "standby" time will be paid for equipment already on site for Work under the original Contract.

If equipment or tools are used intermittently and, when not in use, could be returned to the rental source at less expense than holding it at the work site, it shall be returned, unless the Contractor elects to keep it at the work site at no expense to the City.

2. Owned and Other Equipment

Equipment rates for owned equipment or equipment provided in other than arm's length transactions shall not exceed the total hourly costs as set forth in the Caltrans "Labor Surcharge and Equipment Rental Rates" effective at the time the work is performed. (The Caltrans equipment rental rates are available on the internet at http://www.dot.ca.gov/hq/construc/equipmnt.html.) If the equipment is not listed in Caltrans LS&ERR, then the Rental Rate Blue Book shall be used. When using the Blue Book, the hourly rate for any period less than 7 days shall be the weekly rate divided by 40, plus the Operating Cost. Except as noted herein below, this equipment hourly rate plus the estimated operating cost per hour from the Blue Book will be paid for each hour the equipment actually performs the Extra Work. Daily records listing the equipment units and their respective operators, identification code, and actual usage on the Work under the Change Order, as certified at the end of each work day (or work shift if the Work is being performed in multiple work shift sequence) by the Inspector shall be the record upon which actual equipment use shall be based. For multiple shift work sequences, the Caltrans overtime factor shall be applied (When using the Blue Book one-half the Non-Operating Cost will be deducted for second and third shifts. The Non-Operating Costs are the Blue Book monthly or weekly/40 rates, as applicable.). It is agreed that this rate shall represent payment in full for all the Contractor's direct costs.

a. When Idle:

Payment for equipment necessary to be on the site to complete the Work, but not in actual use due solely to the impact of the changed work, shall be paid per the table in Caltrans Standard Specifications Section 9-1.03A(3b), provided that its presence and necessity on the site has been documented by the Inspector, and further provided that the equipment was idled solely by actions of the City. Idle equipment time will only be paid as a function of delays specifically directed or caused by the City's actions. In no event shall the idle time claimed in a day for a particular piece of equipment exceed the normal work schedule established for the project - usually eight (8) hours per day or forty (40) hours per week, and excluding Saturdays, Sundays, and holidays. For multiple shift work sequence, the allowable idle equipment rate shall not be allowed, for second or third shifts. It is agreed that this rate shall represent payment in full for all the Contractor's direct costs.

3. Equipment Haulage and Set Up Costs

Documented and actual equipment haulage and set up costs shall be paid for, if applicable as set forth in Subsection B.3.

4. Other Equipment Cost Guides

In the event that a piece of equipment used on a Change Order is not listed in Caltrans or the Blue Book, costs may be derived from the Associated General Contractor's of America Equipment Ownership Guide, the Associated Equipment Dealers Guide, or the Equipment Rate Guide published by the U.S. Army Corps of Engineers as adjusted appropriately for the type of work and use and the regional area of the Work under this Contract.

H. Records

At any time should the Contractor deviate substantially from the schedule, method and sequence of operation, equipment, cost or pricing data furnished by the Contractor and agreed to by the City in connection with the Change Order or should the City determine that any price negotiated in connection with the Change Order is defective due to such deviation or the fault of the Contractor, the City reserves the right to reduce the Change Order cost and reissue the Change Order at the amount in which the City determines to be the actual costs to complete the change.

Whenever any material or process is indicated or specified by patent or a proprietary name, or by name of a manufacturer in the Change Order, such direction shall not relieve the Contractor's responsibility or obligation to perform

work in accordance with the contract requirements. The Contractor shall be solely responsible for, and have control over construction means, methods, techniques, sequences and procedures, coordination of all portions of the contract and Change Order work.

The Contractor shall on a weekly basis submit an approximate accounting of the amount expended on the Time and Materials work to date and an estimate of the Impact to the time of performance of work.

I. Partial Payments for Time and Materials Work.

Progress payments for Time and Materials work shall only be made if the anticipated cost of the changed work is in excess of $50,000 and/or the time to perform the changed work will exceed two (2) months duration. To receive payments for Time and Materials work, the Contractor shall submit to the Engineer an invoice of the daily reports which were verified by the Inspector, with details and documents, verifying the Contractor's and Subcontractor's actual costs incurred for the Time and Materials work as set forth in Subsections B through H. Costs shall be submitted within thirty (30) calendar days after the T&M work has been satisfactorily completed unless an extension of time for submittal is authorized in writing by the Inspector.

END OF SECTION

SECTION 01298 SCHEDULE OF VALUES

1.1 GENERAL

A. The Schedule of Values shall be used as a basis for determining progress payments on a lump sum contract or any designated lump sum bid item. The Schedule of Values shall be a schedule of cost loaded construction activities equal, in total, to the lump sum bid and shall be in such form and sufficient detail to correctly represent a reasonable apportionment of the lump sum. Prior to submitting an invoice for payment, the CONTRACTOR shall have submitted a detailed Schedule of Values and obtained approval from the ENGINEER.

B. Each lump sum bid item on the Schedule of Work and Prices, as set forth in the Bid must be broken down separately. The breakdown of each lump sum bid item must cover the cost of construction required by the contract documents for that item. The sum of the values for the construction activities, within a bid item, must equal the total bid amount for that item. The breakdown shall include subcontract amounts which shall not deviate from the amounts submitted in the Bid Proposal. The CONTRACTOR shall provide certification from the Subcontractors certifying the subcontract amounts.

C. Each activity in the Schedule of Values shall delineate one construction activity. For example, the placement of concrete between construction joints, the construction of an electrical duct bank or pipeline between points A & B. The costing for each activity should include all costs for the labor and materials or equipment required to complete the activity. For example, concrete construction activities should include all costs for the forming, placing of reinforcement, placing concrete and curing. The cost for pipeline construction activities should include materials, equipment and installation including pipeline supports or thrust blocks. The excavation and backfill for a pipeline or structure may be separate activities. The Contract Price breakdown shall include the itemized costs for the plant establishment and any maintenance services to be performed before the final project acceptance is made. No non-construction activity shall be cost loaded.

D. The CONTRACTOR shall use cost loaded construction activities from the Construction Schedule as a Schedule of Values. Each construction activity shall be encoded to its bid item and a sort provided for each bid item totaling the cost loaded amount. The total of the Cost Loaded amounts for each bid item shall equal the amount bid for that item. The total of the Schedule of Values shall equal the current Contract value at all times. At any time during the progress of the Work of the Contract the INSPECTOR reserves the right to review the cost loading of the Schedules of Values and direct necessary revisions. When requested by the INSPECTOR, the CONTRACTOR shall provide all information necessary to substantiate the cost loading.

E. Attached are samples of the Schedule of Values. The City will provide project specific Schedule of Values for the CONTRACTOR to use throughout the project at the Preconstruction Meeting. The Schedule of Values must be used by the CONTRATRACTOR at the time of each progress payment.

END OF SECTION

Project Name

Contractor Name
Address
Address
Phone :

PROJECT NUMBER:

FOR BILLING PERIOD ENDING:
INVOICE DATE:
INVOICE NO.

BID ITEM/DESCRIPTION OF WORK FOR BID ITEM		QUANT.	UNIT	UNIT BID PRICE	ITEM BID PRICE	WORK PREVIOUSLY COMPLETED		WORK COMPLETED THIS MONTH		TOTAL QTY TO DATE	VALUE OF WORK COMPL TO DATE
						QTY	$ VALUE	QTY	$VALUE		
					$0.00		$0.00			0.0	$0.00
					$0.00		$0.00			0.0	$0.00
					$0.00		$0.00			0.0	$0.00
					$0.00		$0.00			0.0	$0.00
					$0.00		$0.00			0.0	$0.00
					$0.00		$0.00			0.0	$0.00
					$0.00		$0.00		$0.00	0.0	$0.00
					$0.00		$0.00		$0.00	0.0	$0.00
					$0.00		$0.00			0.0	$0.00
					$0.00		$0.00		$0.00	0.0	$0.00
					$0.00		$0.00		$0.00	0.0	$0.00
					$0.00		$0.00			0.0	$0.00
					$0.00		$0.00		$0.00	0.0	$0.00
					$0.00		$0.00		$0.00	0.0	$0.00
					$0.00		$0.00		$0.00	0.0	$0.00
					$0.00		$0.00		$0.00	0.0	$0.00
					$0.00		$0.00			0.0	$0.00
					$0.00		$0.00		$0.00	0.0	$0.00

Project Name

PROJECT NUMBER:

FOR BILLING PERIOD ENDING:

INVOICE DATE:

INVOICE NO.

Contractor Name
Address
Address
Phone:

	BID ITEM/ DESCRIPTION OF WORK FOR BID ITEM	QUANT.	UNIT	UNIT BID PRICE	ITEM BID PRICE	WORK PREVIOUSLY COMPLETED		WORK COMPLETED THIS MONTH		TOTAL QTY TO DATE	VALUE OF WORK COMPL TO DATE
						QTY	$ VALUE	QTY	$VALUE		
					$0.00		$0.00			0.0	$0.00
					$0.00		$0.00		$0.00	0.0	$0.00
					$0.00		$0.00			0.0	$0.00
					$0.00		$0.00		$0.00	0.0	$0.00
					$0.00		$0.00		$0.00	0.0	$0.00
					$0.00		$0.00		$0.00	0.0	$0.00
					$0.00		$0.00		$0.00	0.0	$0.00
					$0.00		$0.00		$0.00	0.0	$0.00
					$0.00		$0.00		$0.00	0.0	$0.00
					$0.00		$0.00		$0.00	0.0	$0.00
	TOTALS				$0.00		$0.00		$0.00		$0.00

SUMMARY OF CHANGE ORDERS	QTY	UNIT	UNIT BID PRICE	QTY	$ VALUE	QTY	$ VALUE	TOTAL QTY TO DATE	VALUE OF WORK COMPL TO DATE
CHANGE ORDER NO. 1	1	LS						0.0	$0.00
CHANGE ORDER NO. 2	1	LS						0.0	$0.00
CHANGE ORDER NO. 3	1	LS						0.0	$0.00
CHANGE ORDER NO. 4	1	LS						0.0	$0.00
CHANGE ORDER NO. 5	1	LS						0.0	$0.00
CHANGE ORDER NO. 6	1	LS						0.0	$0.00
CHANGE ORDER NO. 7	1	LS						0.0	$0.00
CHANGE ORDER NO. 8	1	LS						0.0	$0.00
CHANGE ORDER NO. 9	1	LS						0.0	$0.00
CHANGE ORDER NO. 10	1	LS						0.0	$0.00
								0.0	$0.00
								0.0	$0.00
								0.0	$0.00
								0.0	$0.00
								0.0	$0.00
CHANGE ORDERS TOTAL			$0.00				$0.00		$0.00

			VALUE OF WORK COMPLETED TO DATE	$0.00
ORIGINAL CONTRACT PRICE	$0.00		AMOUNT DUE THIS PERIOD INCL RETENTION	$0.00
TOTAL AMOUNT OF CHANGE ORDERS	$0.00		LESS 5% RETENTION	$0.00
ESTIMATED TOTAL CONTRACT PRICE TO DATE	$0.00		**AMOUNT DUE THIS PERIOD**	**$0.00**

THIS PAGE INTENTIONALLY LEFT BLANK

SECTION 01321 CONSTRUCTION SCHEDULE

1. THE REQUIREMENT

A. It is expressly understood and agreed that the time of beginning, the rate of progress, and the time of completion of the Work are of the essence of this Contract.

B. The CONTRACTOR'S representative in charge of scheduling is required to attend all meetings pertaining to scheduling and progress of the Work.

C. The CONTRACTOR shall submit to the ENGINEER 3 hard copies and the electronic file of the CONTRACTOR'S Construction Schedule (the schedule) at the time of the preconstruction meeting. The schedule shall be either a Critical Path Method (CPM) Network or a detailed Bar Chart with the critical path clearly shown. If the CPM network option is used, then Primavera Project Management or Microsoft Project shall be the scheduling software. If a detail Bar Chart is used, Microsoft Excel shall be the software utilized. The schedule shall include the following:

1. Activity ID,
2. Activity Description,
3. Start date for each activity,
4. Finish date for each activity,
5. Original duration,
6. Predecessor,
7. Successor,
8. Percent Complete,
9. Remaining Days.

A minimum of seven (7) calendar days for review of each schedule. Schedule activities shall be of sufficient detail to assure adequate planning has been done for proper execution of the Work and such that, in the sole judgement of the ENGINEER, it provides an appropriate basis for monitoring progress. The schedule shall begin with the date of issuance of the Notice to Proceed and conclude with the date of Final Completion shown in the Contract. Submittal and approval of the schedule in accordance with the requirements of this Section is a condition precedent to the issuance of any payments under this Contract. Once the schedule is approved it will become the baseline schedule and must be shown and compared on all subsequent schedule submittals.

D. Float, slack time, or contingency within the schedule (i.e., the difference in time between the project's early completion date and the required Contract Completion date), and total float within the schedule, is not for the exclusive use of either the CITY or the CONTRACTOR, but is a jointly owned expiring resource available to and shared by both parties. Pursuant to this float sharing requirement, use of

float suppression techniques shall be cause for rejection of the schedule and any revisions or updates.

E. Time extensions shall not be granted nor delay damages paid until a delay occurs which is beyond the control and without the fault or negligence of the CONTRACTOR and its Subcontractors or Suppliers, at any tier, and which extends actual performance of the Work beyond the current Contract completion date and the completion date projected by the current, approved, updated schedule. If the delay occurs along a path, which the current approved Construction Schedule update projects late completion prior to addition of any CITY caused delay, then the time extension allowed will be only for the additional delay demonstrated by the approved Time Impact Analysis. Time extensions shall be granted only if they are clearly demonstrated by the CONTRACTOR through the submittal, within seven (7) calendar days after the delay occurs, of a Time Impact Analysis which demonstrates the estimated impact on the end date of the Work; is based upon the updated Construction Schedule current as of the month the delay occurred; and demonstrates that the delay cannot be mitigated, offset, or eliminated through such actions as revising the intended sequence of Work or other means.

If a time extension if granted by the CITY, the updated schedule reflecting the change shall become the baseline and be reflected schedule and must be shown and compared on all subsequent schedule submittals.

Since float time within the Construction Schedule is jointly owned, it is acknowledged that CITY caused delays on the project may be offset by CITY caused time savings (e.g. critical path submittals returned in less time than allowed by the Contract or approval of substitution requests which result in a savings of time to the CONTRACTOR). In such an event, the CONTRACTOR shall not be entitled to receive a time extension or delay damages until all CITY caused time savings are exceeded and the Contract completion date is also exceeded.

F. If the initial schedule submitted shows completion of Work more than thirty (30) calendar days in advance of the Contract completion date, the ENGINEER may, at no cost to the CITY, decrease the Contract duration by issuance of a Change Order which changes appropriate Milestone Date(s) and the Contract completion date to the completion date reflected on the schedule. Any approved schedule, revision, or update having an early completion date shall show the time between the early completion date and the Contract completion date as "project float".

G. Comments made by the ENGINEER on the schedule during review will not relieve the CONTRACTOR from compliance with all requirements of the Contract. The ENGINEER may request that the CONTRACTOR and all major Subcontractors (defined herein as being any Subcontractor, Sub-Subcontractor, or Supplier with five (5) percent or more of the value of the Contract) participate in

review of any schedule submission. All revisions shall be submitted within seven (7) calendar days after the ENGINEER'S review.

H. Two copies of an updated schedule shall be submitted to the ENGINEER for approval with the submittal of each CONTRACTOR'S monthly payment request or the monthly payment request will be withheld. For those activities started but not yet completed at the time of submittal, the updated schedule shall reflect the percentage complete, as agreed between the CONTRACTOR and the INSPECTOR, and an estimate of the remaining duration. The monthly update of the schedule shall include an updated bar chart with logic arrows or network diagram and include the same additional data as required by Section 1.C. If the CPM network option is used, the schedule shall be calculated using remaining durations and the progress override option. The monthly update shall also include a complete, hard copy list of all the changes made from the previously approved submittal. If the schedule is done using Primavera, use a Claim Digger report for the list of changes.

I. The submittal of an updated schedule which meets the requirements of this Section, accurately reflects the status of the Work (for all previously accepted activities), and incorporates all approved changes into the schedule, shall be a condition precedent to the processing of the monthly payment application. (Actual and/or forecast dates for status of additional submittal cycles shall be added without the prior approval of the Engineer.) Updated schedules shall also be submitted at such other times as the ENGINEER may direct. Upon approval of a Change Order or issuance of a notice to proceed with a change, the approved change shall be reflected in the next schedule update.

J. If completion of any part of the Work, delivery of equipment or materials, or submittal of CONTRACTOR submittals is behind schedule and will impact the end date of the Work, the CONTRACTOR shall submit a written recovery plan acceptable to the ENGINEER for completing the Work by the current Contract completion date, if requested by the ENGINEER.

K. As a condition precedent to the release of any retained funds, the CONTRACTOR shall, after substantial completion of the Work has been achieved, submit a certified, final schedule which accurately reflects the manner in which the project was constructed and includes actual start and completion dates for all activities on the schedule.

END OF SECTION

THIS PAGE INTENTIONALLY LEFT BLANK

SECTION 01322 CONSTRUCTION PROGRESS PHOTOGRAPHY

1.1 GENERAL

A. Required**:** Provide photographs taken at the Jobsite at the specified stages of Contracted Work in accordance with provisions of this Section.

1. The Contractor shall provide the City with photos with addresses identifying each property location, the direction the photograph was taken (facing North, South etc).

2. Take first photographs just before CONTRACTOR starts any work operations at the Jobsite.

3. Take final photographs when all Contracted Work has been completed, regardless of time interval since previous photographs were taken.

1.2 SUBMITTALS

Except as otherwise directed by the ENGINEER, submit all photographs electronically on a CD/DVD organized by phase of construction and location.

1.3 QUALITY ASSURANCE

Photographs and prints to be of professional quality; clear, in focus, with high resolution and sharpness, and with minimum distortion.

END OF SECTION

THIS PAGE INTENTIONALLY LEFT BLANK

SECTION 01323 CONSTRUCTION STATUS REPORTS

1.1 REQUIREMENTS

A. Daily Status Report

The Contractor shall complete a daily report indicating manpower, major equipment, subcontractors, unusual occurrences and etc., involved in the performance of the work. The daily report shall be completed on forms prepared by the Contractor and approved by the City and shall be submitted to the Project Manager at the conclusion of each work week.

The Contractor shall also have workers on the project sign in and out each day on the City of Redlands Daily Sign In Sheet which shall state the name, times in and out and the work performed by each worker on the project each day. The completed Daily Sign In Sheets shall be submitted to the City of Redlands Project Manager at the end of each work week. Failure to submit daily reports and daily sign in sheets to the Project Manager on a weekly basis will result in a possible and temporary suspension of work until reports are submitted.

B. Weekly Status Report

During the construction phase of the Work, the CONTRACTOR shall submit weekly written status reports to the ENGINEER and the INSPECTOR. The report shall contain a record of inspections and tests, not performed by CITY forces, for all Work accomplished subsequent to the previous report and shall include the following information:

1. Type of work under way during the time frame of the report (e.g., earthwork, concrete work, structural steel erection, equipment manufacturing, component installation).

2. Inspections and tests, and location of inspections and tests that were made.

3. Results of inspections.

4. Reports of tests performed, including those specified, with the results of the tests, and acceptance criteria, including failures and remedial action to be taken. Test results, including all computations, shall be attached to the report form. Where test results cannot be completed by the time the report is submitted, a notation shall be made that the test was performed, including the approximate expected date that test results will be reported.

5. Report of any nonconforming items/activities. Nonconformance report forms designed solely for this purpose shall be utilized.

6. Results of inspections of material and equipment done upon their arrival at the Jobsite and prior to their incorporation into the Work. This includes, but is not limited to, compliance with approved submittals, damage, and proper storage requirements.

7. Offsite quality control activities.

8. Instructions received from the ENGINEER or INSPECTOR.

9. In all cases, the report must be verified and signed by the CONTRACTOR'S representative. The verification is to contain the statement that all supplies and materials incorporated in the Work are in compliance with the terms of the Contract except where noted.

C. 3 Week Look Ahead Schedule

During the construction phase of the Work, the CONTRACTOR shall submit 3 Week Look Ahead reports to the ENGINEER at the weekly progress meetings or as directed by the ENGINEER. The report shall include the following information:

1. Type of work under way during the time frame of the report (e.g., earthwork, concrete work, structural steel erection, equipment manufacturing, component installation).

D. Miscellaneous Submittals

CONTRACTOR shall prepare a Daily Construction Report recording the following information concerning events at the job-site and submit original copies to the ENGINEER at weekly intervals for approval:

1. List of Subcontractors and Sub-Subcontractors at the site**,** types of works and job location.

2. Count of CONTRACTOR’S personnel at the site**,** name, type of work, hours completed and job location.

3. Construction equipments at the site.

4. High and low temperatures, general weather conditions.

END OF SECTION

SECTION 01330 SUBMITTALS

1.1 THE REQUIREMENT

A. The CONTRACTOR shall furnish a schedule and list of all required submittals to the ENGINEER, including required submittals by all Subcontractors.

B. Wherever called for in these Specifications or on the plans, or where required by the ENGINEER, the CONTRACTOR shall furnish to the ENGINEER for review, two (2) hard copies and one electronic (PDF) copy of each submittal. The term "submittal" as used herein shall be understood to include detail design calculations, design drawings, shop drawings, fabrication and installation drawings, erection drawings, lists, graphs, operating instructions, catalog sheets, data sheets, samples, and similar items. Unless otherwise required, said submittals shall be submitted to the ENGINEER at a time sufficiently early to allow review of same by the ENGINEER and to accommodate the rate of Construction Progress required under the Contract without delaying the Contract Work and with due regard for the possibility of resubmittals. All submittals shall be in English.

C. All design or shop drawings or other submittals shall be accompanied by a transmittal form for each submittal. Any submittal not accompanied by such a form may be returned, at the ENGINEER'S discretion, for resubmittal.

D. Normally, a separate transmittal form shall be used for each specific item or class of material or equipment for which a submittal is required. Transmittal of a submittal of various items using a single transmittal form will be permitted only when the items taken together constitute a manufacturer's "package" or are so functionally related that expediency indicates a review of the group or package as a whole. A multiple-page submittal shall be collated into sets, and each set shall be stapled or bound, as appropriate, prior to transmittal to the ENGINEER.

E. Shop Drawings shall show in detail the size, sections, and dimensions of all the member(s); the arrangement and construction of all connections and joints; all holes, straps, and other fittings required for attaching work and other pertinent details. When required, engineering computations shall be submitted. The CONTRACTOR shall be responsible for delivering reviewed copies of shop Drawings to all others whose work is dependent thereon. The CONTRACTOR shall maintain at the site of the Project, at all times, a complete file of approved Shop Drawings and manufacturers' data for this Project.

F. Except as may otherwise be provided herein, the ENGINEER will return prints of each submittal to the CONTRACTOR, with its comments noted thereon, within twenty (20) calendar days following their receipt by the ENGINEER. It is considered reasonable that the CONTRACTOR shall make a complete and acceptable submittal to the ENGINEER by the second submission of a submittal

item. The CITY reserves the right to withhold moneys due the CONTRACTOR to cover additional costs of the ENGINEER'S review beyond the second submittal. Submittal will be returned to the CONTRACTOR with one of four (4) markings:

1. If a submittal is returned to the Contractor marked "NO EXCEPTIONS," formal revision and resubmission of said submittal will not be required.

2. If a submittal is returned to the Contractor marked "EXCEPTIONS NOTED," formal revision and resubmission of said submittal will not be required, unless specifically requested.

3. If a submittal is returned to the Contractor marked "RETURNED FOR CORRECTION," the Contractor shall revise said submittal and shall resubmit the originally required number of copies of said revised submittal to the Engineer.

4. If a submittal is returned to the Contractor marked "NOT ACCEPTABLE," the Contractor shall revise said submittal and shall resubmit the originally required number of copies of said revised submittal to the Engineer.

G. All Work for which Shop Drawings are required shall be performed in accordance with the reviewed and approved copies. Fabrication of an item shall not commence before the ENGINEER has reviewed the pertinent submittal and returned the copies to the CONTRACTOR marked either "NO EXCEPTIONS TAKEN," or "MAKE CORRECTIONS NOTED". Revisions indicated on submittals shall be considered as changes necessary to meet the requirements of the Contract Documents and shall not be taken as the basis for claims for extra work.

H. All CONTRACTOR submittals shall be carefully reviewed by an authorized representative of the CONTRACTOR prior to submission to the ENGINEER. Each submittal shall be dated, signed, and certified by the CONTRACTOR as being correct and in strict conformance with the Contract Documents. No consideration for review by the ENGINEER of any CONTRACTOR'S submittal will be made for any items which have not been so certified by the CONTRACTOR. All noncertified submittals will be returned to the CONTRACTOR without action taken by the ENGINEER, and any delays caused thereby shall be the total responsibility of the CONTRACTOR.

I. Should the Shop Drawings or manufacturers data (for submittals required by the Standard Specifications or the specifications) show variations from the Contract requirements, the CONTRACTOR shall make specific mention of such variations in the letter of transmittal, in order that, if acceptable, suitable action may be taken for proper adjustment of the Contract; otherwise the

CONTRACTOR will not be relieved of the responsibility for executing the work in accordance with the Contract Documents, and the approved submittals.

J. The ENGINEER'S review of CONTRACTOR'S submittal shall not relieve the CONTRACTOR of the entire responsibility for the correctness of details and dimensions and conformance to the Specifications. The CONTRACTOR shall assume all responsibility and risk for any misfits due to any errors in the submittal. Any fabrication or other work performed in advance of the receipt of accepted submittals shall be entirely at the CONTRACTOR'S risk and expense. The CONTRACTOR shall be responsible for the dimensions and the design of adequate connections and details.

K. CONTRACTOR'S Coordination:

1. ENGINEER will return and will not review unrelated submittals.

2. The CONTRACTOR may be required to provide drawings, setting diagrams and similar information necessary for proper coordination of Contracted Work. Such data shall remain between the CONTRACTOR and CONTRACTOR'S Subcontractor and will not be reviewed by the ENGINEER unless specifically called for in the Contract Documents.

3. ENGINEER will not review any required Structural Shop Drawings, Structural Calculations, etc., not prepared or signed by a State of California licensed ENGINEER.

4. ENGINEER will return and will not review any submittal requiring coordination with other submittals until such other submittals or required information is received by the Consultant or ENGINEER.

L. CONTRACTOR'S Submittals: CONTRACTOR'S submittals required for performance of Contracted Work, shall include, but are not limited to, the following:

1. Schedule of Values for all Lump Sum items within the Proposal.

2. Construction Schedule and Notification to ENGINEER of completion of each milestone or percentage increment of the Work as required.

3. Submittal Schedule

4. Daily Construction Reports

5. Shop Drawings and Structural Calculations.

6. Manufacturer's Data and Specifications.

7. Samples

8. Templates

9. Certificate of Compliance

10. Construction Photographs

11. Substitutions

12. Record Drawings and Record Project Manual

13. Operation & Maintenance Manuals

14. Stock Materials, Spare parts, tools

15. Material Testing Results

16. Maintenance Logs and Maintenance Schedule.

M. CONTRACTOR shall conform to the provisions of the Contract Document and as may be specifically directed by the ENGINEER.

1. Preparation and processing of submittals shall be coordinated with Contracted Work operations, which include fabrication, purchasing and delivery of work items so as not to delay Contracted Work operations.

2. In each copy of the Submittal, mark every applicable material, product, equipment, manufacturer's data, product information, color samples, rating or values, part and model numbers, etc. by red color circle. Each of the submittal items must be clearly distinguishable from other unrelated or similar items listed in the Manufacturer's Catalog or Technical Specifications, Manuals, etc.

N. Coordination and Submittals:

1. Carefully review and coordinate all aspects of each item being submitted.

2. Carefully review contract drawings and technical sections, verify all work as laid out or indicated meeting the applicable codes and standards.

3. Ensure ample time for reviewing and processing of the submittals by the CITY or other authorized agencies, delays resulting from improper and untimely submittals shall be the responsibility of the CONTRACTOR.

4. Verify that all such submittal items conform to the Project Manual requirements noted in the Technical Sections.

5. Verify all site conditions and provide all required dimensions and measurements in Shop Drawings.

6. Where necessary, review the CITY'S comments, make changes and resubmit to local governing agencies for approval. Furnish the ENGINEER copies of the approved plans or drawings for review.

O. CONTRACTOR shall affix to each submittal, the CONTRACTOR'S signature certifying that required coordination has been performed and include on an attached label for processing and recording action taken, noting the following:

1. Name of the Project

2. Date of the Submittal

3. Name and address of Consultant

4. Name and address of the CONTRACTOR

5. Name and address of the Subcontractor(s)

6. Name and address of the Supplier

7. Name and address of the Manufacturer

8. Reference to Specification Section Number and Title

9. Reference to Drawing Sheet Number and detail(s)

10. Submittal Number

11. Priority Number and expected return date.

END OF SECTION

THIS PAGE INTENTIONALLY LEFT BLANK

THE CITY OF REDLANDS
MUNICIPAL UTILITIES AND ENGINEERING DEPARTMENT

SUBMITTAL COVER SHEET

Project Name:		**Submittal Number:**	
Project Number:		**Date of Submittal:**	
Submitted By:			

Submittal Title:	

Priority Type (Select One):	☐ Low	☐ Normal	☐ High

Submittal Type (Select One):	☐ Pre-Construction	☐ Post-Construction

Category (Select One):	
☐ Product Data	☐ Close-Out
☐ Shop Drawing	☐ Warranty
☐ Mock Up	☐ Test Report
☐ Sample	☐ Operation / Maintenance Manual
☐ Certification	☐ MSDS – Material Safety Data Sheets
☐ As-Built	

THE CITY OF REDLANDS
MUNICIPAL UTILITIES AND ENGINEERING DEPARTMENT

REQUEST FOR INFORMATION (RFI)

Project Name:		**RFI Number:**	
Project Number:		**Date of RFI:**	
Submitted By:			

RFI Title:	

Work Impact? (Select One):	☐ No	☐ Unknown
	☐ Yes – Work Impeded	☐ Yes – Work Stopped

Question:

Proposed Solution (Optional):

Requestor:

Signature: _____

Title: _____ **Date:** _____

SECTION 01571 STORMWATER POLLUTION PREVENTION PLAN

PART 1 - GENERAL

This project is subject to the requirements of the General Permit for Storm Water Discharges associated with Construction and Land Disturbance Activities, under the California State Water Resources Control Board. Order No. 2009-0009-DWQ, CAS000002, and all amendments. All permit related documents can be located at the State Water Resources Control Board (SWRCB) website at www.waterboards.ca.gov. This project lies within the boundaries of the Santa Ana Regional Water Quality Control Board (RWQCB). The project is also covered by the municipal MS4 permit, Santa Ana-Order No. R8-2010-0036. Guidance manuals applicable to this project are the California Best Management Practices Handbooks found at www.cabmphandbooks.com.

The Contractor shall be responsible for complying with the SWPPP and all laws, codes, ordinances, and requirements of the governing agencies regarding the discharge of pollutants, pollution control devices, and any other related stormwater and non-stormwater requirements for this project, including but not limited to reporting, sampling, and amendments.

The Contractor shall have the necessary training and certifications to implement the SWPPP, conduct inspections and maintain the required water pollution control practices. See Section "QUALIFIED SWPPP PRACTITIONER (QSP)".

The Contractor shall follow all requirements of the prepared job specific Storm Water Pollution Prevention Plan (SWPPP) including the Construction Site Monitoring Program Requirements (CSMP). The contractor shall provide a Qualified SWPPP Practitioner (QSP) to implement all requirements of the SWPPP. The QSP shall be responsible for monitoring and sampling as required by the CSMP.

Approval of the SWPPP must be completed prior to the start of construction activity. However, the contract time will commence.

PART 2 - STORMWATER POLLUTION PREVENTION PLAN PREPARATION

If required under Order No. 2009-0009-DWQ, CAS000002, or its amendments, the Contractor shall prepare a SWPPP for the project. The SWPPP provides the general stormwater approach for the project and the minimum necessary BMPs. The contractor shall provide a Qualified SWPPP Practitioner (QSP) for this project and submit to the City copies of the required certifications or registrations for the QSP prior to SWPPP approval.

The California Storm water Quality Association (CASQA) has prepared a SWPPP template for use with Order No. 2009-0009-DWQ, CAS000002. The SWPPP template provides the general storm water approach for the project and the minimum necessary BMPs. The SWPPP template is not to be a considered a final and complete document until it has been completed and approved by a Qualified SWPPP Developer (QSD). The QSD is expected to include in the updated Final

SWPPP necessary details pertaining to the methods and scheduling of construction and any additional necessary BMPs, based on the project approach.

The QSD shall use the CASQA SWPPP template for preparation of the SWPPP. The Caltrans SWPPP template shall not be used.

Within 5 days of the Notice to Proceed, Contractor shall submit two (2) hardcopies of the draft Storm Water Pollution Prevention Plan (SWPPP) for review. SWPPP review shall be in accordance with the requirements set forth in Section 01330 of the General Requirements. Once all of the noted revisions have been made and the SWPPP is complete for submittal to the State, two (2) final signed hardcopies and one (1) electronic copy of the SWPPP must be submitted to the Engineer for acceptance. The Contractor shall keep one copy of the approved SWPPP and approved amendments at the project site. The SWPPP shall be made available upon request by a representative of the City of Redlands, the Regional Water Quality Control Board or the State Water Resources Control Board. Requests made by the public or other third-parties for review of the SWPPP shall be directed to the Project Engineer. The Contractor shall notify the Engineer immediately when regulatory agencies request to enter, inspect, sample, monitor, or otherwise access the project site or the Contractor's records pertaining to the water pollution control work. Contractor shall immediately send all correspondences, notices of violation, enforcement actions or proposed fines, issued by a regulatory agency, to the Engineer.

The SWPPP shall be updated or amended as necessary or as required for compliance purposes. All updates to the SWPPP shall be per the guidelines contained therein. A copy of the SWPPP must be kept at the project site at all times. In the case of a linear construction project (water, sewer, street), where no field office has been established, the copy of the SWPPP shall be kept by the contractor's foreman in the vicinity of the actual construction and made available within thirty (30) minutes of request. The SWPPP shall be made available upon request by a City Inspector, a representative of the Regional Water Quality Control Board or the State Water Resources Control Board. Requests made by the public or other third parties for review of the SWPPP shall be directed to the City Engineer.

PART 3 - SWPPP IMPLEMENTATION

Unless otherwise specified, the Contractor shall be responsible throughout the duration of the project for installing, constructing, inspecting, maintaining, removing, and disposing of the water pollution control devices; and practices specified in the SWPPP, its amendments, or by the City Inspector. Unless otherwise directed by the City Engineer, the Contractor's responsibility for SWPPP implementation shall continue throughout temporary suspensions of work, regardless of reason, unless specified otherwise in writing by the City Engineer. Requirements for installation, construction, inspection, maintenance, removal, and disposal of water pollution control devices and practices shall conform to the requirements in the SWPPP and these special provisions.

The National Weather Service (http://www.srh.noaa.gov/) weather forecast shall be monitored and used by the Contractor on a daily basis. If there is a forecast of 50% or greater probability of precipitation in the project area, the necessary water pollution control devices, plans and practices shall be deployed prior to the onset of the precipitation and immediate notice provided

to the City Engineer. The contractor's QSP shall be required to prepare and submit a Rain Event Action Plan (REAP), if required, any time the probably of rainfall is 50% or greater.

For the purposes of erosion and sediment control, disturbed soil areas shall be considered active whenever the soil disturbing activities have occurred, continue to occur or will occur during the ensuing 14 days. Non-active areas shall be protected as prescribed in the General Construction Permit within 14 days of cessation of soil disturbing activities or prior to the onset of precipitation, whichever occurs first.

If the City Inspector finds the contractor is not in compliance with the SWPPP or any other applicable pollution control laws or regulations, the City Inspector shall direct the contractor to correct the violation. The Contractor shall immediately take measures to correct the violation or notify the City Engineer in writing why correcting the violation immediately is not possible and provide a timetable by which the violation will be corrected. The City Engineer may accept the timetable, reject it or modify it. Under no circumstances will the contractor submit a timetable that exceeds the duration of construction in the immediate area. If the Contractor fails to correct the identified violation by the date agreed upon or prior to the onset of precipitation, the project shall be in nonconformance with these specifications and subject to the remedies as described in Section "LEGAL RELATIONS AND RESPONSIBILITY".

Installing, inspecting and maintaining water pollution control practices on areas outside the City of Redlands right of way, not specifically arranged and provided for by the City of Redlands in the execution of this contract, will not be paid for without prior written approval.

No work required by regulatory agencies, and for which the Contractor would request additional compensation from the City, shall be started without prior approval from the City Engineer.

PART 4 - MAINTENANCE

To ensure the proper implementation and correct functioning of water pollution control devices and practices, the Contractor shall assign a Qualified SWPPP Practitioner (QSP) to regularly inspect and maintain the construction site's water pollution control devices and practices as identified in the SWPPP. The frequency of the inspections shall be in accordance with the SWPPP. In the event of multiple consecutive violations, the City Engineer may increase the frequency of the inspections. These additional inspections shall be at the Contractor's expense based on the current adopted resolution establishing such fees.

The QSP/Contractor shall document the inspections findings, using photographs and a written narrative, and if necessary, make the necessary corrections to the water pollution control practices or devices. One copy of each site inspection record shall be submitted to the City Engineer within 5 working days of completing the inspection. The QSP/Contractor shall submit one copy of each Rain Event Action Plans (REAP), when required, within 12 hours of anticipated precipitation event. The QSP/Contractor shall also submit one copy of each monitoring/sampling report, when required, within 24 hours of receiving the results. The contractor shall be responsible for all expenses incurred in the reporting process.

PART 5 - REPORTING REQUIREMENTS - DISCHARGE

If the Contractor identifies discharges leaving the construction site or flowing into drainage systems or surface waters in a manner causing, or potentially causing, a condition of pollution, or if the project receives a written notice or order from a regulatory agency, the Contractor shall immediately inform the City Engineer. The Contractor shall submit a written report to the City Engineer in less than 24 hours of the discharge event, notice, or order. The report shall include the following information:

A. The date, time, location, nature of the operation, and type of discharge, including the cause or type of the notice or order Contractor received.

B. The water pollution control practices deployed before the discharge event, or prior to receiving the notice or order.

C. The date of deployment and type of water pollution control practices deployed after the discharge event, or after receiving the notice or order, including additional measures installed or planned to reduce or prevent reoccurrence.

D. An implementation and maintenance schedule for affected water pollution control practices.

The contractor shall also submit any reports required by the SWPPP or the General Permit for Storm Water Discharges associated with Construction and Land Disturbance Activities to the appropriate agencies. The contractor shall be responsible for all expenses incurred in the reporting process. Any required sampling shall be done by the contractor or his QSP in compliance with the SWPPP.

PART 6 - REPORTING REQUIREMENTS – ANNUAL REPORT and NOTICE OF TERMINATION

The contractor shall be responsible for preparing the Annual Report. The Annual report shall be prepared per Section XVI. ANNUAL REPORTING REQUIREMENTS of the General Permit for Storm Water Discharges associated with Construction and Land Disturbance Activities, under the California State Water Resources Control Board. Order No. 2009-0009-DWQ, CAS000002. The Annual Report must be prepared by or under the direction of a QSP.

1) The contractor or QSP shall prepare an Annual Report no later than August 15th of each year.

2) The contractor or QSP shall certify each Annual Report in accordance with the Special Provisions.

3) The contractor or QSP shall retain an electronic or paper copy of each Annual Report for a minimum of three years after the date the annual report is filed.

4) The contractor or QSP shall include storm water monitoring information in the Annual Report consisting of:

   a) A summary and evaluation of all sampling and analysis results, including copies of laboratory reports;

   b) The analytical method(s), method reporting unit(s), and method detection limit(s) of each analytical parameter (analytical results that are less than the method detection limit shall be reported as "less than the method detection limit");

   c) A summary of all corrective actions taken during the compliance year;

   d) Identification of any compliance activities or corrective actions that were not implemented;

   e) A summary of all violations of the General Permit;

   f) The names of individual(s) who performed the facility inspections, sampling, visual observation (inspections), and/or measurements;

   g) The date, place, time of facility inspections, sampling, visual observation (inspections), and/or measurements, including precipitation (rain gauge); and

   h) The visual observation and sample collection exception records and reports specified in Attachments C, D, and E.

5) The contractor or QSP shall provide training information in the Annual Report consisting of:

   a) Documentation of all training for individuals responsible for all activities associated with compliance with this General Permit; 2009-0009-DWQ 40 September 02, 2009 Order 2009-0009-DWQ 41 September 02, 2009

   b) Documentation of all training for individuals responsible for BMP installation, inspection, maintenance, and repair; and

   c) Documentation of all training for individuals responsible for overseeing, revising, and amending the SWPPP.

A copy of the Annual Report shall be submitted to the City no later than 9 A.M. each August 15th. In the event August 15th is a Friday, Saturday, or Sunday, the report shall be submitted no later than 5 P.M. on the Thursday prior to August 15th. If the project is completed prior to August 1st, regardless of when the project started, the Annual Report is due within two weeks of project completion. The contractor shall submit two hard copies of the annual report and one digital copy in PDF format on compact disc (CD).

Failure to submit the Annual report within the timeframes specified will result in progress payments and/or retention release being delayed and/or withheld. The City of Redlands, at its discretion, may complete the annual report based on records provided by the contractor. The contractor shall reimburse the city the full cost of creating the Annual Report along with an administrative fee not to exceed 1.7 times the total cost. The contractor shall also be liable for any fines or judgments levied by the Regional Water Quality Control Board against the City of Redlands as a result of the contractors failure to provide the annual report within the time frames listed above.

Under no circumstances does the submittal of a copy of the Annual Report to the City of Redlands relieve the contractor of his responsibility to maintain the Annual Report records for a minimum of three years after the date of submittal.

The contractor shall be responsible for preparing the Notice of Termination. The Notice of Termination shall be prepared within 30 days of the cessation of construction and shall meet all the requirements of the General Permit for Storm Water Discharges associated with Construction and Land Disturbance Activities, under the California State Water Resources Control Board. Order No. 2009-0009-DWQ, CAS000002. The Notice of Termination must be prepared by or under the direction of a QSP.

Along with submitting the Notice of Termination to the City of Redlands, the QSP shall submit one (1) hard copy and one (1) electronic copy of the Storm Water Pollution Prevention Plan (SWPPP), including all inspection reports, photographs and other documents as required by the General Permit for Storm Water Discharges associated with Construction and Land Disturbance Activities, under the California State Water Resources Control Board. Order No. 2009-0009-DWQ, CAS000002, to the Engineer.

PART 7 - WATER POLLUTION BEST MANAGEMENT PLAN (BMP) BUDGET

The Contractor shall submit a completed Water Pollution BMP budget, which itemizes the BMPs for water pollution control work. The Contractor shall identify items, quantities, and values for all water pollution control work. The Water Pollution BMP budget shall provide a cost breakdown for the water pollution control work based on BMP quantity, unit cost, and total amount.

The Contractor shall be responsible for the accuracy of the quantities and values used in the Water Pollution BMP budget. Partial payment for the item of water pollution control will not be made until the Water Pollution BMP budget is approved by the Engineer. Overhead and profit, except for time-related overhead, shall be included in the individual line items listed in the Water Pollution BMP budget. Line item quantities indicated in the Water pollution BMP budget in this section shall be considered project-specific minimums. All the BMPs listed in the Water Pollution Control BMP budget can be referenced in the CASQA Construction BMP Handbook.

PART 8 - PAYMENTS AND PENALTIES

The Water Pollution BMP budget shall include full compensation for furnishing labor, materials, tools, equipment and incidentals for doing all the work involved in reviewing, updating, and implementing a Storm Water Pollution Prevention Plan, including installing, constructing, removing and disposing of water pollution control devices and practices, and non-stormwater management and waste management and no additional compensation will be allowed, unless there is a separate prior approval in writing by the City Engineer.

It shall be understood that the City of Redlands and/or the City Engineer's acceptances does not relieve the Contractor of his/her full responsibility, legally and/or financially, to repair damages resulting from inadequacy and/or insufficiency of water pollution control devices and practices that were installed by the Contractor during construction activity.

PART 9 - LEGAL RELATIONS AND RESPONSIBILITY

The City Inspector may use any of the following measures if violations are not corrected in a timely manner or if the violation may present a danger to public health or to the environment; notices of correction or violation, stop work orders, citations, and using City staff or third party contractors to correct the problem. In the event that the above measures do not resolve the issues, the City Inspector shall inform the State Water Resources Control Board (SWRCB) of the violation and request their intervention.

The Contractor shall be solely responsible for penalties assessed or levied on the Contractor or the City of Redlands as a result of the Contractor's failure to comply with the provisions in this section, including but not limited to, compliance with the applicable provisions of the Permits, the Manuals, and Federal, State and local regulations and requirements as set forth, therein. Penalties shall also include payment made or cost incurred in settlement for alleged violations of the Permits, the Manuals, or applicable laws, regulations or requirements, Costs incurred could include sums spent instead of penalties, in mitigation or to remediate or correct violations. This shall apply regardless of the source issuing the penalties.

In the event a stop work order has been issued, the days passing between the discovery of the violation until the violation has been resolved and the stop work order has been lifted, shall be considered "working" days and shall not negate any claims by the City of Redlands for liquidated damages.

If the Contractor fails to correct violations immediately or within the time table established with the City Engineer, the City of Redlands may elect to use City staff or a third party to bring the project into compliance. The Contractor shall be responsible for the cost incurred by the City of Redlands when using City staff or a third party to bring the project into compliance. The City of Redlands reserves the right to add an additional fifteen (15) percent to the costs to cover administrative expenses.

PART 10 - RETENTION OF FUNDS

Notwithstanding any other remedies authorized by law, the City of Redlands may retain money due the Contractor under the contract, in an amount determined by the City, up to and including the entire amount of penalties proposed, assessed or levied as result of the Contractor's violation of the Permits, the Manuals, or Federal or State law, regulations or requirements. Funds may be retained by the City until final disposition has been made as to the Penalties. The Contractor shall remain liable for the full amount of penalties until such time as they are resolved with the entity seeking the penalties.

When a regulatory agency or third party identifies a failure to comply with the Permits and modifications, thereto, the Manuals, or other Federal, State or local requirements, the City of Redlands may retain money due to the Contractor, subject to the following:

A. The amounts retained, due to Contractor's failure to conform to the provisions in this section, will be released for payment on the next monthly estimate for partial payment providing the corrections have been implemented and maintained and when water pollution has been adequately controlled, as determined by the City Engineer.

During the estimated period that the Contractor fails to conform to the provisions in this section, the City may retain an amount equal to 25 percent of the estimated value for the contract work performed.

PART 11 - QUALIFIED SWPPP PRACTITIONER (QSP)

The General Construction Permit requires a Qualified SWPPP Practitioner (QSP) to oversee implementation of the BMPs and to ensure proper project oversight. Any contractors bidding and/or awarded a contract for any projects for the City of Redlands subject to the provisions of the General Permit shall employ a QSP. Prior to being awarded a construction contract, the successful bidder shall submit the name of the QSP to the City or Redlands for approval.

The QSP shall be responsible for the elimination of all unauthorized discharges and the preparation and submittal of an annual compliance evaluation report.

END OF SECTION

SECTION 01581 CONSTRUCTION INFORMATION SIGNS

1.1 THE REQUIREMENT

The City shall provide the Contractor with all required construction information signs for the project. The signs shall be installed at the locations noted in the plans, if included, or as otherwise directed by the Engineer. If the project consists of numerous sites, the construction information signs shall be relocated to each site as work progresses. The construction signs shall be installed the same day work commences on any construction site. If the sign is not installed prior to construction work beginning at a subsequent site, the City will install the information signs at the Contractor's expense.

The installation of each sign shall be the responsibility of the contractor to include mounting posts, hardware and any related incidentals to ensure the sign is placed in a safe and secure manner. For any sign required for multiple site projects, where the sign is frequently relocated and not anticipated to be installed in the ground on posts, the Contractor shall provide a Type III barricade for mounting. The contractor shall obtain approval from the Engineer following installation of the construction information sign. If the signs are installed in the ground with posts, proper vertical clearance shall be provided. The minimum vertical clearance shall be six feet within a parkway area and seven feet within the sidewalk.

The construction information sign shall remain visible at all times. The contractor shall replace stolen signs at their expense and maintain the signs, ensuring all graffiti, soil, paint, etc. is removed from the sign immediately. Upon completion of the project, each sign shall be removed and returned to the City. If the sign is not returned to the City at the completion of the project in the original condition, the cost of the sign shall be withheld from the final progress payment.

The Contractor shall notify Underground Service Alert (Dig alert) at least 2 working days, but not more than 14 calendar days, prior to performing any excavation.

Full compensation for furnishing all labor, equipment, materials, and tools required to perform the tasks noted above, and as ordered by the Engineer, shall be considered as being included in the various Contract items of work and no separate or additional compensation will be allowed therefore.

END OF SECTION

THIS PAGE INTENTIONALLY LEFT BLANK

SECTION 01721 MOBILIZATION

1.1 THE REQUIREMENT

A. General

Whether Mobilization is included as a Contract Bid Item in the Bid Proposal Form or specified as part of the lump sum in the Contract Documents, the cost of labor, equipment, materials and incidentals for doing all the work in mobilization (in advance of construction operations and not directly attributable to any specific bid item) shall be included in the Contract Price Breakdown and progress payment estimate. If there is no mobilization bid item the CONTRACTOR shall submit to the INSPECTOR for approval the Contract Price Breakdown with the amount established for mobilization.

Mobilization shall include, but not be limited to, the following items, all as required for the proper performance and completion of the Work:

1. Obtaining all permits, licenses, insurance, and bonds. Providing copies to the ENGINEER.

2. Moving onto the Jobsite all of CONTRACTOR'S plant and equipment as required.

3. Erecting temporary buildings and other construction facilities.

4. Installing temporary construction power and wiring.

5. Establishing fire protection system for its temporary facilities.

6. Developing construction water supply.

7. Providing field office trailers for the CONTRACTOR, complete with all specified equipment, furnishings, utility services and required approvals from the CITY.

8. Providing sanitary facilities or connecting to onsite sanitary facilities as specified.

9. Providing for potable water facilities as specified. This includes a means by which all on site CONTRACTOR, Subcontractor or supplier personnel can wash their hands with soap.

10. Arranging for, and erection of, CONTRACTOR'S work and storage yards and sheds.

11. Submitting all required Subcontractor insurance certificates and bonds.

12. Posting all CAL/OSHA required notices and establishment of safety programs.

13. Furnishing of Construction Schedule, Contract Price Breakdown and Submittal Schedules.

14. Erecting all temporary fencing, including removal and disposal of existing temporary fencing.

END OF SECTION

SECTION 01722 SURVEYING

PART 1 - GENERAL

A. General

1. The CONTRACTOR shall be responsible for all surveys required to layout the Work and for the accuracy of all survey work for construction. The CONTRACTOR shall include the cost of all such survey work in their Bid. The CONTRACTOR shall have all construction surveying performed by a `Licensed Land Surveyor' or a `Civil Engineer' registered by the State of California to perform such work. The ENGINEER reserves the right to verify all survey work done by the CONTRACTOR.

2. The CONTRACTOR shall preserve the initial survey control points for the duration of their usefulness. Monumentation that is subject to disturbance or destruction shall be located and referenced prior to construction and relocated and referenced if necessary after construction, in accordance with the following requirements.

B. Construction Surveys

1. The CONTRACTOR shall provide all reference stakes and form checks necessary for construction and inspection of improvements. All construction staking shall be documented in cut sheets and provided to the ENGINEER. This staking may include but is not limited to: removals, joins, rough grade, slope, utilities, storm drains, sewers, curbs, walks, paving, wall and building stakes; and any other staking necessary for construction and inspection.

C. Reference Or Grade Stakes

1. A reference or grade stake shall be set for each grade change or angle point shown on the plan, standard plan, and shop drawing, in addition to the normal staking interval.

D. Form Checks

1. Forms shall be checked when durable points may be disturbed, removed, or are impractical to be used to verify the design location. The measured location shall be recorded in the survey field notes. All variations from the plan location shall be brought to the attention of the ENGINEER.

E. Staking Intervals And Offset Stake Lines

1. All staking intervals shall be in accordance as directed by the Engineer. Stake lines shall be set at an offset distance from the improvement to ensure proper grade, station, and alignment.

F. Utility Stakes

1. The CONTRACTOR shall provide stakes for all utilities, public or private, that require location or relocation, unless otherwise stated.

G. Additional Survey Work

1. The CONTRACTOR may be required to furnish additional survey work, such as profiles, restakes, Change Orders, etc., at the request of the ENGINEER or the INSPECTOR.

H. Accuracy

1. The CONTRACTOR shall use appropriate surveying methods to obtain the following standards: For fixed works (i.e. cast-in-place concrete; asphalt pavement, pipes and drains; and other items determined by the ENGINEER) the following survey standards shall be used. The absolute horizontal accuracy, in relationship to the Engineer's control, shall be such that the semimajor axis of its 95% error ellipse is ±0.015 foot or less. The absolute vertical accuracy, in relationship to the Engineer's control, shall be such that its standard deviation is ±0.015 foot or less. The relative horizontal accuracy of survey points within the Project shall be such that the semimajor axis of its 95% error ellipse is ±0.015 foot or less. The relative vertical accuracy of survey points within the Project shall be such that its standard deviation is ±0.015 foot or less.

2. For excavation purposes, the following survey standards shall be used. The absolute horizontal accuracy, in relationship to the Engineer's control, shall be such that the semimajor axis of its 95% error ellipse is ±0.1 foot or less. The absolute vertical accuracy, in relationship to the Engineer's control, shall be such that its standard deviation is ±0.1 foot or less. The relative horizontal accuracy of survey points within the Project shall be such that semimajor axis of the 95% error ellipse is ±0.1 foot or less. The relative vertical accuracy of survey points within the Project shall be such that its standard deviation is ±0.1 foot or less.

I. Survey/Inspector

1. The CONTRACTOR shall provide to the INSPECTOR those measurements and control points necessary to determine the location and conformance to the plan, line, and grade of the improvements necessary for inspection purposes.

J. Survey Notes

1. The CONTRACTOR shall supply and keep notes on CITY standard format note sheets. The ENGINEER may request copies of, and otherwise review, survey notes at any time during the construction phase of the Project. Upon completion of the Project, the original survey notes shall become the property of the CITY and shall be delivered to the ENGINEER

PART 2 – MONUMENT PRESERVATION GUIDELINES

A. New & Reconstruction Projects

1. Prior to Construction

a. The public survey records are to be researched for the location of all possible survey monuments within the scope of the project and copies shall be furnished to the survey crew.

b. The survey crew shall diligently search for all survey monuments of record above or below the surface, within the road right-of-way. It is suggested that this search would include the use of a metal detector. When the detector indicates the possibility of a buried survey monument, then digging below the surface to uncover the monument is required.

c. The survey crew shall properly reference all found survey monuments, which may be disturbed or covered during construction, to stable surface points.

d. The authorized surveyor shall properly complete a Corner Record or Record of Survey for the monuments noted in item c, above. Prior to the start of any construction work, the original or a print of the Corner Record or Record of Survey shall be submitted to the County Surveyor for review, signature and filing. A copy shall also be provided to the City prior to the start of construction to provide documentation that the requirement is met.

2. After Construction and Prior to Notice of Completion

a. All covered and disturbed monuments shall be reset with the same or more durable type of monument as the original, in the surface of the construction. Key monuments shall be a minimum 1” inside diameter iron pipe of appropriate length.

b. A monument box or other protective structure is recommended to be placed around key monuments (section corners, quarter section corners).

c. The authorized surveyor shall properly completes a Corner Record or Record of Survey for all set monuments with a change in character, including tag number, and submit it to the County Surveyor for review, signature and filing. A copy shall also be provided to the City prior to the Notice of Completion to provide documentation that the requirement is met.

B. Overlay Projects

1. Prior To Construction

a. The public survey records are to be researched for the location of all possible survey monuments within the scope of the project and copies shall be furnished to the survey crew.

b. The survey crew shall diligently search for all survey monuments of record and on the surface of the road. It is suggested the search would include the use of a metal detector. When the detector indicates the possibility of a buried survey monument, then digging below the surface to uncover the monument within 2" of the road surface is recommended.

c. The survey crew shall properly reference found survey monuments, which may be disturbed or covered during construction, to stable surface points.

d. The authorized surveyor shall properly complete a Corner Record or Record of Survey for the monuments noted in item 3, above. Prior to the start of any construction work, the original or a print of the Corner Record or Record of Survey shall be submitted to the County Surveyor for review, signature and filing. A copy shall also be provided to the City prior to the start of construction to provide documentation that the requirement is met.

2. After Construction and Prior to Notice of Completion

a. All covered or disturbed monuments and surface monuments are reset in the new road surface, or a new monument is set in the new road surface above the buried one.

b. All existing monument boxes will be adjusted to grade or replaced, as appropriate.

c. A monument box or other protective structure should be placed around key monuments (section corners, quarter section corners).

d. The authorized surveyor shall properly complete a Corner Record or Record of Survey for all set monuments and existing monuments with a change in character, including tag number and submits it to the County Surveyor for review, signature and filing. A copy shall also be provided to the City prior to the Notice of Completion to provide documentation that the requirement is met.

C. Slurry Seal Projects

1. Prior To Construction

a. The public survey records are to be researched for the location of all possible survey monuments within the scope of the project and copies furnished to for the survey crew.

b. All monument boxes shall be located and steps taken to ensure that the survey monuments inside are readily accessible upon completion of the project.

c. The survey crew shall diligently searches for survey monuments on the surface of the roadway, and identify said monuments recovered in the field to ensure that they will be protected. The survey crew shall inventory the monuments recovered in the field in a manner that allows for their recovery and inspection after construction.

2. After Construction and Prior to Notice of Completion

a. All monument boxes shall be inspected, and appropriate action taken when needed, to ensure that the survey monuments inside are readily accessible.

b. The survey crew shall review the inventory of found monuments by field inspection to ensure that all survey monuments are clean and exposed. Those monuments covered after construction is completed shall be uncovered.

D. Monument Tie Preservation

1. Prior To Construction

a. All existing survey monument ties within the scope of the project shall be researched and identified prior to construction. Surveyor may obtain existing tie sheets from the City as available.

b. If it is determined that all ties for a survey monument may be disturbed during construction, the Surveyor shall relocate the monument ties prior to construction, within improvements that will not be disturbed, and file the revised tie sheet with the City. A minimum of three tie points should reference each centerline monument, whenever possible

2. After Construction and Prior to Notice of Completion

a. If it is determined that the result of construction will not disturb all survey monument ties for a specific monument, the Surveyor shall replace all monument ties disturbed during construction per the following guidelines:

i. Monument ties shall be placed during the finishing process of the concrete improvements.
ii. Monument ties shall be set below the elevation of the adjacent top of curb to provide protection from any future cleaning, maintenance or work around the tie.
iii. A minimum of three tie points should reference each centerline monument, whenever possible.

b. Once the construction is complete, the Surveyor shall prepare a revised tie sheet, and file with the City for all monument ties disturbed during the construction.

END OF SECTION

SECTION 01732 POTHOLING

1.1 THE REQUIREMENT

A. The CONTRACTOR shall conduct exploratory excavations by potholing to verify or to discover the actual locations and the size of existing underground utilities and improvements. The CONTRACTOR shall take care not to damage existing facilities during potholing operations. Any utility or existing facility (including those located by Underground Service Alert - USA) within 3 feet of any trench or excavation shall be potholed prior to starting the contract work in the vicinity. Potholing shall be done in each given area where excavation work is to occur at least thirty (30) calendar days in advance of any excavation or construction in that area, to avoid possible delay in the progress of the Work.

B. Potholing shall consist of excavations at the locations of utilities or other underground facilities indicated on the Drawings, located by USA, or as directed by the ENGINEER. All costs of potholing operations for the utilities indicated on the Drawings shall be included in the CONTRACTOR'S Bid.

C. If an allowance for "Additional Potholing" has been established and included in the SCHEDULE OF WORK AND PRICES, this allowance shall only be used to reimburse the CONTRACTOR for potholing utilities not shown or otherwise referenced on the drawings, or as directed by the ENGINEER. If the total cost of the Work directed under the Additional Potholing allowance differ from the amount set forth in the SCHEDULE OF WORK AND PRICES, the Contract Price shall be adjusted by a Change Order. The adjustment shall be the difference between the total actual costs and the amount included in the Bid, as an additional amount due to the CONTRACTOR or a credit to the CITY, as appropriate.

D. In addition to the potholes indicated on the Drawings, or directed by the ENGINEER, the CONTRACTOR may opt to do further potholing deemed necessary at no additional cost to the CITY.

E. Potholing operations shall conform to all applicable requirements as to sidewall slopes, sheeting and shoring, and all other excavation and trenching provisions specified herein.

F. Potholes shall be identified and protected in accordance with the Engineer's instructions, the California Manual on Uniform Traffic Control Devices (MUTCD) and Work Area Traffic Control Handbook (WATCH) Standards.

G. The CONTRACTOR'S proposed method of potholing and schedule for potholing shall be submitted to the ENGINEER for approval, at least thirty (30) days prior to the commencement of operation. Any utilities damaged during potholing shall

be immediately reported to the ENGINEER and INSPECTOR and repairs made immediately in accordance with the specifications.

H. A complete log of all potholes shall be kept by the CONTRACTOR, showing specific locations and dimensions of trenches. The log shall be verified by the INSPECTOR prior to the backfilling of the potholes. The verified log will be submitted to the ENGINEER and the INSPECTOR within two (2) working days after completion of potholing in each area. Payment for potholing utilities not shown or otherwise referenced on the drawings, or as directed by the ENGINEER will not be made unless these potholes are listed on the verified log.

I. The CONTRACTOR shall record the coordinates, elevations and dimensions of all utilities and improvements verified or discovered by potholing. The records shall be submitted to the ENGINEER within two (2) working days after the completion of potholing in each area. The records shall also include dates of the potholing operations and any additional discovered information or pertinent data.

J. Upon completion of potholing in each area, and after verification of the logs by the INSPECTOR, potholes shall be immediately backfilled and compacted in accordance with the specifications, or restored as directed by the ENGINEER.

END OF SECTION

SECTION 01740 DEMOBILIZATION

1.1 THE REQUIREMENT

A. General

Whether Demobilization is included as a Contract Bid Item in the Bid Proposal Form or specified as part of the lump sum in the Contract Documents, the cost of labor, equipment, materials and incidentals for doing all the work in demobilization (upon completion of all contract work and not directly attributable to any specific bid item) shall be included in the Contract Price Breakdown and progress payment estimate. If there is no demobilization bid item the CONTRACTOR shall submit to the INSPECTOR for approval the Contract Price Breakdown with the amount established for demobilization.

Demobilization shall include, but not be limited to, the following items, all as required for the proper performance and completion of the Work:

1. Moving off of the Jobsite all of CONTRACTOR'S plant and equipment as required.

2. Dismantling and removing all temporary buildings and other construction facilities.

3. Dismantling and removing all temporary construction power and wiring.

4. Removing all sanitary facilities from the work site.

5. Remove all waste, debris, and rubbish caused by construction operations within the work area, adjacent properties and public roads.

6. Materials and equipment shall be removed from the site as soon as they are no longer necessary. Before the final inspection, the site shall be cleared of equipment, unused materials and rubbish so as to present a satisfactory clean and neat appearance. All cleanup costs shall be included in the CONTRACTOR'S Bid.

7. Dismantling and removal of all temporary fencing.

8. Provide City with all required As-Built drawings.

9. All required Corner Records have been filed with the County and all copies provided to the City per Section 01722 Surveying.

10. All items noted within the final inspection ("Punchlist") have been completed to the satisfaction of the City.

11. All project photographs as required within Section 01322 Construction Progress Photography have been provided.

12. Notice of Completion (NOC) will not be filed until all work is complete per this Section 01740.

END OF SECTION

SECTION 01110 COORDINATION OF WORK

PART ONE -- GENERAL

1.1 SEQUENCING OF WORK

The Contractor shall submit the construction schedule in accordance with Section 01321 of the specifications. The order of work shall proceed with the exceptions as follows:

Area A → Area B → Area C

The Contractor shall coordinate with the City's current construction projects such as water, sewer, etc. before scheduling any work in the streets. City's intention is to pave the streets immediately after the replacement of the pipeline. Contractor may skip streets that are not ready for paving and schedule other streets to work on. Also, Contractor shall re-schedule the streets that are skipped for a later time. There will be no monetary compensation for re-scheduling the work, re-mobilization and/or loss of production.

The Contractor shall arrange the schedule of work, but it shall adhere to the following restrictions:

1. Paving and related work shall follow the timeline per Section 302-5.2 of the Specifications.

2. Citywide events calendar shall be considered with the construction schedule. Events calendar with specific dates will be provided during subsequent weekly construction meetings.

3. Construction around school zones shall be taken into consideration to avoid interference with the drop-off and pick-up times for each specific school. School calendar with school start/dismissal times are included in the Appendix.

4. Only one area may have paving activity occurring at a time unless approved by City.

5. Any other construction activity other than paving shall be scheduled by the contractor in any sequence but shall be approved by the City.

1.2 UTILITY COORDINATION

During construction, if City owned utility facilities are damaged, contractor shall inform the City. City crew will respond within two hours and assess the condition, and perform any necessary remedial work as quickly as possible. No additional compensation will be granted to the contractor for any delay due to the damage and repair of the utility facility. Other utilities not owned by the City, contractor should notify and coordinate with the utility owner.

1.3 MAINTENANCE OF OPERATION OF EXISTING FACILITIES

Any shutdown will be coordinated with the Owner. All valves on the Owner's existing facilities will be operated by the Owner. Written notice shall be given to the Owner's Representative no less than 72-hours for residential areas and 12 days for commercial areas prior to the desired shut-off time. The Contractor shall be responsible for disposing of water drained from the existing pipelines.

1.4 COORDINATION SUBMITTALS

1. No water system shutdowns will be allowed on Monday or Friday, unless otherwise directed by City staff.

2. When approved, City will begin shutting down the water system to allow connection at 8:00 AM. Note the system drainage time may take up to two hours depending on location and field conditions.

END OF SECTION

SECTION 01111 TRAFFIC CONTROL PLAN

A. General

The intent of this specification is to provide the format and requirements in preparation of the Traffic Control Plan (TCP).

B. Format

1. The sheets of the TCP shall display, at a minimum, the title of the project, name of firm preparing the TCP, name and stamp of Registered Traffic or Civil Engineer preparing the TCP, approval block for City of Redlands approval, north arrow, title sheet with an index of the sheets, sheet number, and total number of sheets.

2. The TCP shall be drawn to a 1 inch = 40 scale, or as otherwise approved by City staff, on common size sheets ranging from 8-1/2 inches x 11 inches, 11 inches x 17 inches or 24 inches x 36 inches as determined appropriate based on work area.

3. TCP must be prepared and approved by a Registered Traffic or Civil Engineer in the State of California.

C. Requirements

The TCP shall contain the following items and scenarios of traffic control:

1. Resurfacing operations;

2. Variations to accommodate night work;

3. All required detours;

4. Provide 4 changeable message boards, Solartech MB2-LR-1548 or approved equal, located throughout the project area to provide advance notification as work progresses;

5. The TCP shall be completed in conformance with Section 7-10.2.2.1 of the General Conditions and adhere to the following:

    a. On street parking, where currently available, shall be open to the public outside of working hours; and

    b. Shall be completed in conformance with all additional requirements from permitting agencies, such as Caltrans.

END OF SECTION

SECTION 01112 DESCRIPTION OF WORK

PART ONE -- GENERAL

1.1 SUMMARY

A. The work to be done under this Contract includes the furnishing of project management, labor, materials, tools and equipment for the construction of the PMP 2023 Street Resurfacing Project for the City of Redlands, all in accordance with the Contract Documents.

B. The following contract drawings are made a part of these Contract Documents:

Title	Sheet No.
Title Sheet & Vicinity Map	1
Index Map	2
General Notes and Details	3
Quantity Table by Street Segments	4
Street Segments Layouts	5-10

1.2 GENERAL SCOPE OF WORK

A. Work In This Contract: Work in this Contract includes all labor, materials and equipment necessary for construction of PMP 2024 Street Resurfacing Project as noted on the Contract Drawings and all other Contract Documents and is summarized as follows:

1. The Work shall consist of resurfacing various streets throughout the City. Resurfacing methods include, slurry sealing (Type II), pulverization, grind & overlay, and remove & replace. Asphalt overlay will be the conventional asphalt. All necessary striping will be replaced. The scope of work also includes removal and replacement of curb & gutter, curb ramp, driveways and x-gutter as necessary; protecting in place all existing utilities, trees, and public and private improvements; pavement striping and restriping; replacing destroyed survey monuments; disposing of excess soil and rock material and restoring all areas and improvements to pre-construction condition.

2. The Work shall also consist of furnishing and installing sewer pipe, fittings, manholes, and appurtenances; all traffic control (including furnishing and installing all arrowboards, barricades, signs, delineators, and flagmen); all utility location and verification (excavating, exposing, and verifying top, bottom, and side of utility facilities); all pavement removal and disposal; all earthwork (including trenching, shoring, sloping, bedding, and backfilling including select imported material or select native material); compacting; protecting in place or removing and replacing all existing utilities, trees, and public and private improvements; replacing all asphalt concrete pavement; disposing of excess soil

and rock material and restoring all areas and improvements to pre-construction conditions.

3. The Contractor shall, upon completion of the pipeline construction and appurtenances required herein, initially operate all components of the Contract Work furnished and installed by Contractor, and make any additional adjustments, corrections, repairs, replacements, and reconstructions necessary to provide the City with complete, correctly operating pipeline and appurtenances.

END OF SECTION

SECTION 01200 MEASUREMENT AND PAYMENT

A. Work Listed in the Schedule of Work Items

1. The application for payment will be for a specific item based on the percentage completed or quantity installed. The percentage complete will be based on the value of the partially completed work relative to the value of the item when entirely completed and ready for service.

2. A retention of 5% of the value of work completed will be withheld from progress payments. This retention amount will remain constant throughout the contract period, and will not be payable until the expiration of 35 days after the recordation of the Notice of Completion.

B. Work Not Listed in the Schedule of Work Items

The General Conditions and items in the General Requirements, and Specifications which are not listed in the schedule of work items of the bid form are, in general, applicable to more than one listed work item, and no separate work item is provided therefore. Include the cost of work not listed but necessary to complete the project designated in the contract documents in the various listed work items of the bid form.

The bids for the work are intended to establish a total cost for the work in its entirety. Should the Contractor feel that the cost for the work has not been established by specific items in the bid form, include the cost for that work in some related bid item so that the proposal for the project reflects the total cost for completing the work in its entirety.

The Contractor may experience difficulty in excavation due to rock or unsuitable backfill material throughout the project locations. It shall be the Contractor's responsibility to identify these areas and account for difficulty in excavation, the need to export rock or unsuitable backfill material and the need to import suitable backfill material. There will not be additional contract time or additional compensation for any project locations where any of these circumstances occur.

C. Bid Items

1. Mobilization, Bid Item 1:

Payment for Mobilization shall be made at the contract lump sum price and shall constitute full compensation for all labor, material, equipment, and incidentals required within Section 01721. The bid price shall include, but not limited to, preliminary construction schedule, bonds, insurance, installation and relocation of information signs, shop drawings, catalog submittals, identification & providing list of trees that needs to be trimmed at least four weeks prior to paving, and shall constitute full compensation for all labor, material, equipment and incidentals required. The bid price for mobilization shall not exceed 5 percent of the Bid Schedule total price.

2. SWPPP, Bid Item 2:

Payment for Storm Water Pollution Prevention Plan (SWPPP) shall be made at the contract lump sum price and shall constitute full compensation for preparation, approval, NPDES Permit and shall include all labor and incidentals noted within Section 01571.

Payment for the SWPPP shall be made based on the percentage of project completion to ensure compliance with all requirements. The completeness shall be determined by the Engineer and updated on progress payments.

3. Survey, Bid Item 3:

Payment for Survey shall be made at the contract lump sum price and shall constitute full compensation for research, construction surveying, construction staking, preparation and submittal of surveying cut sheets, tying existing control monuments that may be damaged or disturbed prior to construction, verifications of horizontal and vertical position of existing control monuments, recovery and reestablishment of damaged or disturbed control monuments after construction, preparation and submittal of corner records to applicable government agencies, provide recorded copies to the City and shall include all labor and incidentals noted within Section 01722.

Prior to construction, contractor shall provide corner records, survey monuments and any other existing survey control markers to the City for review. City Engineer/Surveyor will spot check the locations provided by the contractor's surveyor. In any case, City shall back charge contractor for any missing survey markers or monuments.

Payment for the Survey shall be made based on the percentage of project completion to ensure compliance with all requirements throughout the duration of the contract. The completeness shall be determined by the Engineer and updated on progress payments.

4. Crack Seal/Fill and Slurry Seal (Type II), Bid Item 4:

Item includes but is not limited to crack filling, crack sealing, placement of leveling course, localized and isolated base repair, depressed trench line repair, complete removal of existing striping and pavement markings, as well as per specification Section 302 of General Conditions. Payment for Type II Slurry Seal shall be made at the contract unit price and shall constitute full compensation for all labor, material, traffic control, equipment, and incidentals required for Type II Slurry Seal placed. Payment shall be on a monthly basis and on total amount of Type II Slurry Seal placed per bid once streets are thoroughly prepared per plans and specifications and accepted by the City staff.

5. 0.1' Grind and 0.1' AC Overlay, Bid Item 5:

Item includes but is not limited to 0.1' grind and 0.1'overlay of asphalt concrete as specified on the project plans and specifications. Bid item also includes crack filling and crack sealing after grinding, routing of the surface following cold milling and prior to crack sealing, all weeds killing, placing leveling course, localized base repair, removal of existing asphalt over the gutter pan (at least 1"), removal of all temporary AC pavement and replacement with permanent base paving within the area of the proposed overlay. Bid item also includes but are not limited to dust control, traffic control, sawcutting and shall constitute full compensation for all labor, material, equipment and incidentals required as

required to perform the work under these bid items. Roadway grading and shaping shall conform to the provisions Section 300, 301 and 302 of the Standard Specifications. Payment for this item shall be made at the contract unit price.

For the purpose of making monthly progress payments, 90% of the contract unit price will be paid for the quantity of final pavement completed per the plans and specifications and to the satisfaction of the Engineer. The remaining 10% will be paid when all damaged traffic striping has been replaced per the plans and specifications and has been accepted by the Engineer. No further breakdown will be allowed.

6. 2" Grind and 2" AC Overlay, Bid Item 6:

Item includes but is not limited to 2" grind and 2" overlay of asphalt concrete as specified on the project plans and specifications. Bid item also includes crack filling and crack sealing after grinding, routing of the surface following cold milling and prior to crack sealing, all weeds killing, placing leveling course, localized base repair, removal of existing asphalt over the gutter pan (at least 1"), removal of all temporary AC pavement and replacement with permanent base paving within the area of the proposed overlay. Bid item also includes but are not limited to dust control, traffic control, sawcutting and shall constitute full compensation for all labor, material, equipment and incidentals required as required to perform the work under these bid items. Roadway grading and shaping shall conform to the provisions Section 300, 301 and 302 of the Standard Specifications. Payment for this item shall be made at the contract unit price.

For the purpose of making monthly progress payments, 90% of the contract unit price will be paid for the quantity of final pavement completed per the plans and specifications and to the satisfaction of the Engineer. The remaining 10% will be paid when all damaged traffic striping has been replaced per the plans and specifications and has been accepted by the Engineer. No further breakdown will be allowed.

7. Remove and Replace 3" Asphalt Concrete, Bid Item 7:

Item includes but is not limited to the removal of existing asphalt concrete and placement of 3" asphalt concrete pavement as specified on the project plans and specifications. Where no asphalt is present, place 3" asphalt over compacted native soil. Payment for removal of and replace 3" asphalt concrete paving shall be made at the contract unit price and shall constitute full compensation for furnishing all labor, materials, tools, equipment, quality control, traffic control, dust control, and incidentals, and for doing all the work involved in roadway paving per plans and specifications.

8. Pulverize Top 9" to place 3" AC over 9" FDR-25, Bid Item 8:

Item includes but is not limited to pulverizing the existing asphalt concrete pavement and base material to a depth of 9-inch in place, removal of existing asphalt over the gutter pan (at least 1"), shaping of subgrade and removal of excess pulverized materials to make room for placing 3" conventional asphalt concrete overlay per plans and specifications. Roadway pulverizing, grading, and shaping shall conform to the provisions Section 300, 301 and 302 of the Standard Specifications. All manhole cover, frame, valve lid covers shall be adjusted to finished grade following the street resurfacing.

Payment for roadway pulverize, grading and shaping, potholing, proof rolling, placement and compaction of subgrade to 95% relative compaction shall be made at the contract unit price and shall constitute full compensation for furnishing all labor, materials, tools, equipment, quality control, traffic control, dust control, and incidentals, and for doing all the work involved in roadway pulverizing per specifications. Contractor shall report potholing information to the City at least a month before the construction.

9. Asphalt Concrete Paving, Bid Item 9:

Item includes but is not limited to the conventional asphalt concrete paving as specified on the project plans and specifications. Payment for asphalt concrete paving shall be made at the contract unit price and shall constitute full compensation for furnishing all labor, materials, tools, equipment, quality control, traffic control, dust control, and incidentals, and for doing all the work involved in roadway paving per plans and specifications. Asphalt concrete materials of this bid item will be utilized for the bid item 6.

10. Leveling Course, Bid Item 10:

Item includes but is not limited to the leveling of the roadway surface with hot asphalt concrete pavement and per specification Section 302 of General Conditions. Leveling course shall be placed for any street that is determined by the City Staff before asphalt paving. Payment for this item shall be made at the contract unit price.

11. R&R PCC Curb and Gutter, Bid Item 11:

Item includes but is not limited to the re-construction of existing but damaged, missing, and/or mis-aligned curb and/or curb and gutter. Curb shall be re-constructed per APWA Standard Plan 120-2 Curb and Gutter - Barrier and shall join to existing. The height and width of the curb and gutter shall match the existing. Item also includes all necessary dust control, clearing, grubbing, and removals such as removals of vegetation, rubbish, and utilities as required for the construction of the proposed improvements under this bid item. Bid Item shall also include traffic control and mobilization. Approximate locations for curb and gutter replacement are shown on the plans. The actual locations shall be verified during construction.

Payment for this item shall be made at the contract unit price and shall constitute full compensation for all labor, material, equipment and incidentals required.

12. Adjust Manhole Ring/Cover w/ Concrete Collar, Bid Item 12:

Item includes but is not limited to adjustment of the manhole ring/cover, rim to the finished grade of the street. Manhole shall be re-constructed per City of Redlands Standard, A-101 and shall include the construction/reconstruction of the concrete collar per City of Redlands Standard, A-106. Item also includes all necessary dust control, clearing, grubbing, and removals such as removals of vegetation, rubbish, and utilities as required for the construction of the proposed improvements under this bid item.

Payment for this item shall be made at the contract unit price and shall constitute full compensation for all labor, material, traffic control, equipment and incidentals required.

13. Adjust Valve Can and Cover (Circular Lid), Bid Item 13:

Item includes but is not limited to adjustment of the valve can and cover to the finished grade of the street. Valve Can shall be re-constructed per City of Redlands Standard, A-20514. Item also includes all necessary dust control, clearing, grubbing, and removals such as removals of vegetation, rubbish, and utilities as required for the construction of the proposed improvements under this bid item.

Payment for this item shall be made at the contract unit price and shall constitute full compensation for all labor, material, traffic control, equipment and incidentals required.

14. Replace Valve Can, Gate Well and Cover (Triangular Lid), Bid Item 14:

Items includes but is not limited to replacement of the valve can, gate well and cover per detail on Plan Sheet No. 3 and adjust valve cover to the finished grade of the street. This item includes all the triangular valve lids, which are identified on the plan and any other found in the field during construction. Item also includes all necessary dust control, clearing, grubbing, and removals such as removals of vegetation, rubbish, and utilities as required for the construction of the proposed improvements under this bid item.

Payment for this item shall be made at the contract unit price and shall constitute full compensation for all labor, material, traffic control, equipment and incidentals required.

15. Install Blue RPM, Bid Item 15:

Item includes but is not limited to installation of retro-reflective pavement markers (RPM) per plans and specifications. Where the fire hydrant is located at the intersection, blue RPM shall be installed on both streets. Payment for this item shall be made at the contract unit price and shall constitute full compensation for all labor, material, traffic control, equipment and incidentals required.

16. Replace Traffic Loop, Bid Item 16:

Item includes but is not limited to the re-installation of existing traffic signal loop detectors that have been damaged or removed as a result of resurfacing operations. Item also includes the home run where required, and upgrade existing stub-out or conduit in order to accommodate additional loops if required. All traffic loops shall be circular loops except adjacent to the crosswalks or stop bars. Type D loop shall be installed adjacent to the crosswalks or stop bars in each lane of each side of the intersection.

All Caltrans intersections, where Type D loop shall be installed, require the replacement of the detector sensor card (222) with a GTT922 detector sensor card per Caltrans permit condition or approved equal. Bid Item shall also include all labor, material, traffic control, equipment and incidentals. Payment for this item shall be made at the contract unit price and shall constitute full compensation for all labor, material, equipment and incidentals required.

17. Thermoplastic STOP & Miscellaneous Legend, Bid Item 17:

Item includes but is not limited to installation of thermoplastic lettering per the California MUTCD and complete removal of existing striping and pavement markings. Bid Item shall also include traffic control and mobilization. A complete list of STOP legend,

miscellaneous legend and pavement markings are provided in a table on Plan Sheet No. 3. Payment for this item shall be made at the contract unit price and shall constitute full compensation for all labor, material, traffic control, equipment and incidentals required.

18. 24" Thermoplastic Solid White/Yellow Stripe, Bid Item 18:

Item includes but is not limited to installation of 24" thermoplastic solid white/yellow striping, per project plans and per the California MUTCD and complete removal of existing striping and pavement markings. It includes stop bar, crosswalk, etc. Payment for this item shall be made at the contract unit price and shall constitute full compensation for all labor, material, traffic control, equipment and incidentals required.

19. 12" Thermoplastic Solid White/Yellow Stripe, Bid Item 19:

Item includes but is not limited to installation of 12" thermoplastic solid white/yellow striping, per project plans and per the California MUTCD and complete removal of existing striping and pavement markings. It includes stop bar, crosswalk, etc. Payment for this item shall be made at the contract unit price and shall constitute full compensation for all labor, material, traffic control, equipment and incidentals required.

20. 8" Thermoplastic Solid White Stripe, Bid Item 20:

Item includes but is not limited to installation of 8" thermoplastic solid white stripe, per plans and per Caltrans 2015 Revised Standard Plan A20D and complete removal of existing striping and pavement markings. It includes turning pocket lanes, etc. Payment for this item shall be made at the contract unit price and shall constitute full compensation for all labor, material, traffic control, equipment and incidentals required.

21. 6" Thermoplastic Double Yellow Stripe, Bid Item 21:

Item includes but is not limited to installation of 6" thermoplastic double yellow stripe, per project plans and per Caltrans 2015 Revised Standard Plan A20A, D-22 and complete removal of existing striping and pavement markings. Payment for this item shall be made at the contract unit price and shall constitute full compensation for all labor, material, traffic control, equipment and incidentals require.

22. 6" Thermoplastic Solid White Stripe, Bid Item 22:

Item includes but is not limited to installation of 6" thermoplastic solid white stripe, per project plans and per Caltrans 2015 Revised Standard Plan A20B, D-27B and complete removal of existing striping and pavement markings. Payment for this item shall be made at the contract unit price and shall constitute full compensation for all labor, material, traffic control, equipment and incidentals require.

23. 6" Thermoplastic Skip White/Yellow Stripe, Bid Item 23:

Item includes but is not limited to installation of 6" thermoplastic skip white/yellow thermoplastic stripe, per project plans and per Caltrans 2015 Revised Standard Plan A20A, D-2 for centerlines; A20A, D-9 for lane lines; A20D, D-39 and D-39A for bike lane line;

and complete removal of existing striping and pavement markings. Payment for this item shall be made at the contract unit price and shall constitute full compensation for all labor, material, traffic control, equipment and incidentals require.

24. 4" Thermoplastic Solid White/Yellow Stripe, Bid Item 24:

Item includes but is not limited to installation of 4" thermoplastic solid white/yellow stripe, per project plans and per Caltrans 2015 Revised Standard Plan A20B, D-27B for right edge line or D-24 for left edge line; A20D, D-39 and D-39A for bike lane line; and complete removal of existing striping and pavement markings. Payment for this item shall be made at the contract unit price and shall constitute full compensation for all labor, material, traffic control, equipment and incidentals require.

25. Centerline Rumble Strip, Bid Item 25:

Item includes but is not limited to the construction of centerline rumble strip as specified on the project plans and specifications. Payment for construction of centerline rumble strip shall be made at the contract unit price and shall constitute full compensation for furnishing all labor, materials, tools, equipment, quality control, traffic control, dust control, and incidentals, and for doing all the work involved in roadway paving per plans and specifications.

26. Export Roadway Materials, Bid Item 26:

All excessive pulverized materials removed shall be hauled away from the project site on the same working day and legally disposed of and/or recycled at a site where contractor is responsible. The excess material will be generated due to pulverizing and reshaping the street and the street has higher existing crown including subbase or subgrade materials. All the streets may have export materials in order to meet the maximum cross slope of 3%. Contractor shall determine the export quantity for any street segments during construction. Payment for this item shall be made at the contract unit price and shall constitute full compensation for all labor, material, traffic control, equipment and incidentals required.

27. Unforeseen work <u>not</u> covered within all other bid items, Bid Item 27:

Payment for the unforeseen work not covered within all other bid items shall be made at the contract price per lump sum (LS) and shall constitute full compensation for all labor, materials, equipment, and incidentals required. Unforeseen work must be approved by the City staff before doing any work and pay estimate shall be negotiated based on unit price already established with the bid proposal for this project. Any required work that is outside of the proposed bid unit cost, shall be performed based on the Time and Material (T&M) basis and T&M cost shall be negotiated and approved by the City staff prior to performing the work. Unforeseen work will be paid in each billing cycle with a percentage of the lump sum cost included in the bid. This item may not be spent entirely.

28. Demobilization, Bid Item 28:

Payment for Demobilization shall be made at the contract lump sum price and shall constitute full compensation for all labor, material, equipment, and incidentals required within Section 01740.

END OF SECTION

SECTION 01251 CHANGE ORDER REQUESTS

1.1 GENERAL

A. All quotations for preliminary change orders for extras, changes, additions, or deletions to the Work as described in EXTRA WORK of the GENERAL CONDITIONS shall be submitted to the ENGINEER, in writing, on the Change Order Request (COR) Cover Sheet and the Change Order Cost Summary Form, both attached, and in conformance with the requirements of Section 01254 CHANGE ORDERS. The quotation shall be firm for a period of not less than sixty (60) calendar days from the date of receipt of the quotation by the ENGINEER. The CONTRACTOR shall submit its written cost quotation and Time Impact Analysis not later than fifteen (15) days after being requested to provide such quotation, unless the ENGINEER allows more time. Delays in submitting quotations beyond the fifteen (15) days set forth herein, which cause a delay in the issuance of a Change Order or a delay to the completion date of the project, shall not be cause for a claim or a time extension under the Contract.

B. The ENGINEER'S request for quotation on a preliminary change shall not be considered authorization to proceed with the changed work prior to the issuance of a final Lump Sum or Time & Material Change Order, unless directed otherwise, in writing, by the ENGINEER, nor shall such request constitute justification for a delay to the existing Work or a time extension under the Contract.

END OF SECTION

THE CITY OF REDLANDS
MUNICIPAL UTILITIES AND ENGINEERING DEPARTMENT

CHANGE ORDER REQUEST (COR)

Project Name:		**COR Number:**	
Project Number:		**Date of Request:**	
Requested By:			

Change Name:	

Description of Change (Required):

Reason for Change (Required):

Location of Change (Required): List all locations if various locations are included in this Request

Additional Days Requested Due to Change (If Applicable):

Total Net Change in Cost: **Note:** Attach all supporting documents for cost justification	$ 0.00

Requestor:

Signature: _____

Title: _____ **Date:** _____

Change Order Cost Summary

Project Name :

Change Order Request No. :

Date :

		Direct Labor	Direct Materials	Direct Equipment		Totals
(1):	Lump Sum Work by Prime Contractor	$0.00	$0.00	$0.00		
(2):	"T&M" Work by Prime Contractor	$0.00	$0.00	$0.00		
(3):	Subtotal - Direct Work (Prime Contractor)	$0.00	$0.00	$0.00		
(4):	All Lump Sum Work by subcontractors (any tier)	$0.00	$0.00	$0.00		
(5):	All "T&M" Work by subcontractors (any tier)	$0.00	$0.00	$0.00		
(6):	Subtotal - Direct Work (all subcontractors)	$0.00	$0.00	$0.00		$0.00
					Add each of the three columns across and enter to the right.	
(3)+(6)=(7):	Total - Direct Costs	$0.00	$0.00	$0.00		$0.00
(8):	Markup	(20% of direct labor) $0.00	(15% of direct mat'l) $0.00	(15% of direct equip) $0.00		$0.00
(9):	Prime Contractor Markup for subcontractors				10% of line (6) direct sub work up to $5,000 plus 5% of line (6) direct sub work over $5,000	
(10):	Bonds & Insurance				1% of line (7) all direct work	$0.00
(11):	Additional amount permitted by Contract					
(12):	**GRAND TOTAL**				Add sums of lines) (7), (8), (9), (10) and (11)	**$0.00**

THIS PAGE INTENTIONALLY LEFT BLANK

SECTION 01254 CHANGE ORDERS

PART ONE -- GENERAL

1.1 REQUIREMENTS

Payment to the Contractor, or credit to the City, for any change, addition, deletion or extra to the Work, or settlement of any Claim, covered by any Change Order, shall be determined by the methods set forth herein. The Engineer may change the Plans and Specifications, character of the Work, or quantity of Work provided the total arithmetic dollar value of all such changes, both additive and deductive, does not exceed twenty-five percent (25%) of the Contract Price. Should it become necessary to exceed this limitation, the change shall be by written Supplemental Agreement between the Contractor and the City, which shall be executed by a Change Order.

Unless otherwise stipulated, "Unit Prices" include all costs necessary to furnish, install and complete the Work. The "Unit Prices" include all direct costs for labor, equipment and materials, all insurance and bond costs, all field and office supervisors and assistants, all onsite project administration, security costs, the cost of small tools and consumables, incidental job burdens, and all general home office expenses and no separate allowance will be made therefor. Assistants to field and office supervisors include all clerical, stenographic, and general office help. Incidental job burdens include, but is not limited to, office equipment and supplies, temporary toilets, telephone, utilities, safety equipment, warning devices, personal protective equipment, and conformance to OSHA requirements. Project administration includes, but is not limited to, review and coordination, estimating, engineering, scheduling, and expediting relative to Change Orders, and updating and furnishing Record Drawings to incorporate changes, schedule update, supervision not applied solely to the Work of the Change Order, home office salaries and expenses, and City of Redlands Business Tax.

A. Unit Prices

Unit prices stipulated in the Bid or itemized in the approved Schedule of Values shall be utilized, where they are applicable and determined reasonable by the Engineer. In the event that the Change Order results in a change in the original quantity of more than twenty-five percent (25%), either increase or decrease, then either the Engineer or the Contractor may request a review of the unit price to determine if a new unit price shall be mutually determined by negotiation. Any new unit price mutually determined under this Subsection shall only apply to the units in excess of one hundred twenty five percent (125%) of the original quantity for overruns. In case of underruns, the unit price stipulated in the Bid shall be applied to the first twenty-five percent (25%) of the actual quantity of work performed and the new mutually determined price shall be applied to the quantity between twenty-five percent (25%) and seventy-five percent (75%) of the original quantity.

Renegotiated unit prices or unit prices for new items added to the Contract by Change Order shall be determined in accordance with Subsections B through G. Whether stipulated in the Bid, itemized in the approved Schedule of Values or renegotiated, the unit prices used for payment constitute the total adjustment with no further costs owed for overhead, impact, profit, delay or impact to unchanged portions of the Contract, or any other reason. The unit price shall be full and final compensation as described in Subsection D.

The cost proposals for renegotiated unit prices shall be presented in accordance with the provisions of Subsections B through G. Should any Bid Item be deleted in its entirety, the amount bid for that bid item shall be subtracted from the total Contract amount. The Contractor shall be paid only for the actual cost incurred prior to the notification of such deletion for that Bid Item.

B. Lump Sum

The Engineer and the Contractor may mutually determine a total sum for the Extra Work. The Contractor shall summarize the total cost and furnish a breakdown of the proposed lump sum costs satisfactory to the Engineer in accordance with Subsections B through G. Such lump sum costs shall be full and final compensation as described in Subsection D. The Contractor's quotation shall conform to the requirements of Section 01251- Change Order Requests, and be submitted in the Change Order Cost Summary Form provided (see Attachment 01251-A1). The Change Order Cost Summary Form cannot be used to nullify or supercede any specification or contractual provision.

If the method or amount of payment cannot be agreed prior to performing the Extra Work, the Engineer may unilaterally issue a Change Order in the amount determined reasonable by the Engineer for the Extra Work and direct the Contractor to proceed immediately. The Engineer also has the option to issue a Change Order directing the Work be done on a Time and Materials basis with the Contractor providing all labor, equipment, and materials necessary to complete the Work in a satisfactory manner and within a reasonable period of time. Estimates for lump sum quotations and accounting for Time and Materials work shall be limited to direct expenditures necessitated specifically by the subject Extra Work, and shall be segregated as follows:

1. Labor, up to and including working general foremen, who are directly assigned to the Extra Work. Employees identified as superintendents or non-working general foremen shall not be charged as labor on Extra Work. The labor costs shall include actual documented payroll costs including wages, payroll taxes as established by law (i.e., FICA, Federal and State Unemployment Taxes), fringe benefits as established by negotiated labor agreements, and any insurance costs (such as Worker's Compensation and General Liability Insurance but shall not include Automobile Liability Insurance or any other insurance costs). A detailed breakdown of those

subcomponents of labor costs, by all crafts shall be submitted to the Engineer, by the Contractor and all Subcontractors, for approval, as part of the documentation of labor costs, within ten (10) working days after issuance of the Notice to Proceed. No other subcomponents of labor costs shall be considered, unless approved in writing by the Engineer.

The labor cost is not allowed to be increased by using labor classifications with paygrades higher than necessary to accomplish the Work.

2. Materials: The cost of materials used in performing the Extra Work will be the cost, including sales tax and freight, to the purchaser, whether Contractor, Subcontractor or other forces, from the supplier thereof, except as follows:

   a. Cash or trade discounts available to the purchaser shall be credited to the City notwithstanding the fact that such discounts may not have been taken by the Contractor.

   b. For materials secured by other than a direct purchase and direct billing to the purchaser, the cost shall be deemed to be the price paid to the actual supplier as determined by the Engineer. Supplier markup, except for actual costs incurred in the handling of such materials, will not be allowed.

   c. Payment for materials from sources owned wholly or in part by the purchaser shall not exceed the price paid by the purchaser for similar materials from said sources on contract items or the current wholesale price for such materials delivered to the Jobsite, whichever price is lower.

   d. If, in the opinion of the Engineer, the cost of materials is excessive, or the Contractor does not furnish satisfactory evidence of the cost of such materials, then the cost shall be deemed to be the lowest current wholesale price for the quantity concerned, delivered to the Jobsite less cash or trade discount. The City reserves the right to furnish materials for the Work and no claim shall be made by the Contractor for costs and profit on such materials.

   e. For the purposes of this Section, a "Supplier" is defined as any person or persons, firm or business, who supplies materials of construction and/or permanent equipment, but who does not perform any portion of the Work of the Contract on site, for the Contractor, except that labor or labor supervision which may be required by some manufacturers as part of their equipment installation for warranty or other purposes.

3. Equipment Costs, including ownership, lease or rental costs, as well as operating costs, for individual equipment units whose replacement value is in excess of $500. Transportation and set up costs shall be included, but only if the equipment is imported to the worksite solely to perform work on the Extra Work described in the Change Order and the Contractor can demonstrate that the changed work cannot or could not be performed economically with equipment already at the site. Equipment costs shall be determined in accordance with the requirements set forth in Subsection G.

4. Small tools, equipment, consumables and incidental costs: No separate payment will be made for the use of small tools or equipment with a replacement value of $500 or less. This applies to tools and equipment owned by the Contractor or its subcontractors of any tier. Also, no separate payment will be made for fuel, lubricants, tool or equipment repairs, tool or equipment maintenance, consumables, drinking water, sanitary facilities or other incidentals. These costs are already included as a part of Markup.

5. Subcontractor Costs, including their overhead and profit, provided that such costs are direct costs to the Contractor for performing the Extra Work as set forth in Subsections B through G.

C. Time and Materials Work

The costs of all Changed/Extra Work submitted under the Time and Materials (T&M) method shall be formulated in accordance with the provisions of Subsections B through I.

Unless otherwise stipulated on the Change Order, the "Not-to-Exceed" amount for all T&M Change Orders is $10000. The Contractor is responsible for tracking costs and for notifying the Engineer in writing when costs approach 50% and 75% of the "Not-to-Exceed" amount. In addition, if the Changed/Extra Work cannot be completed within the "Not-to-Exceed" limit, the Contractor shall notify the Engineer in writing, and in a timely manner, that the limit requires an increase. The City will only reimburse eligible costs up to the "Not-to-Exceed" amount.

The Contractor shall notify the Inspector at the beginning of each day when Changed/Extra Work is being performed. The Contractor shall notify the Inspector of the Changed/Extra Work being performed and describe the personnel involved, whether by Contractor forces or by its subcontractors at any tier. Failure to notify the Inspector prior to the start of Changed/Extra Work serves as the Contractor's waiver to claim for compensation on that day.

For each working day, the Contractor shall submit a "Daily Extra Work Report" (DEWR) to the Inspector. The "Daily Extra Work Report" shall summarize labor,

equipment and materials supplied. The Inspector will only consider Forms that are properly completed as described below.

1. Separate forms must be used for labor and for equipment/materials.

2. Labor, equipment, material or expenditures that are not included on The DEWR are ineligible for payment. There will be no exceptions to this requirement. It is the responsibility of the Contractor to include any and all items of labor, equipment, or material for which it requests compensation for each day's work completed.

3. Information required on the Labor form shall include name of personnel, personnel classification, and only the number of hours worked on Changed/Extra work for the day being reported. Since the overhead allowance already includes all necessary supervision, any hours for additional supervision or non-working foremen are ineligible for additional payment. The premium pay for a general foreman is eligible for payment only if the general foreman is a working foreman and a general foreman was required by a Union Labor Agreement or otherwise approved by the Inspector. The general foreman rate is eligible for payment only during the time that a general foreman was required for the Changed/Extra Work.

4. Information required on the Equipment/Material shall include Contractor-owned equipment and/or tools, and rented equipment or tools for which compensation is requested. Information shall include the type of equipment, size of equipment, equipment identification number, appurtenances, and only the number of hours worked on the Changed/Extra work.

5. The only allowable materials are materials delivered to the job site and/or incorporated only into the Changed/Extra work. The allowable materials shall be listed on the T&M sheet for the day that they are delivered to the job site and/or incorporated into the Changed/Extra work.

6. Delivery ticket(s) and/or bill(s) of lading for rental equipment and/or tools delivered to the site and/or material incorporated into the work for the day being reported must be attached with the T&M sheet for that day. No payment will be allowed for materials and/or rented equipment unless receipt(s) or bill(s) of lading is attached. If the request for payment is not substantiated by original vendor/supplier invoices, acceptable copies of original invoices, or other documentation acceptable to the Inspector, the City may establish the cost of the item(s) at the lowest possible wholesale price or rental rate applicable while the work was being performed.

7. Failure to submit the required "Daily Extra Work Report of Time and Material Work" by the close of the next working day shall waive all rights for that day unless otherwise approved by the Inspector. Work that cannot be substantiated by a "Daily Report", approved and signed by the Inspector, is ineligible for payment.

8. The Contractor is responsible for preparing the "Daily Extra Work Report" for work by its Subcontractors and submitting the Forms to the Inspector on time.

9. The Contractor must have each "Daily Extra Work Report" verified by the Inspector. After the "Daily Extra Work Report" is approved by the Inspector, both the Contractor and Inspector sign the report. The original "Daily Extra Work Report" is retained by the Inspector with a copy provided to the Contractor.

10. When the "Daily Extra Work Report" is signed by the Inspector and the Contractor, it is binding on the Contractor and its Subcontractors.

11. When agreed to by the Inspector, the Contractor may submit a supplemental "Daily Extra Work Report" for labor, materials, or equipment for which the Contractor requests compensation but failed to list on the original daily report.

    a. These supplemental forms shall be marked "SUPPLEMENTAL".

    b. Unless otherwise approved by the Inspector, the supplemental forms may only be submitted for approval up to two (2) working days following the date when the work was performed.

No payment will be allowed for labor, materials, or equipment included on T&M sheets not signed by the Contractor and the Inspector. Payment will not be allowed for labor, materials, or equipment included on T&M sheets signed by anyone other than the Inspector or the Inspector's immediate supervisor.

D. General

It is the intent of the City to settle all Change Orders full and final at the time the Change Order is issued. Therefore, the following paragraph shall be made a part of all Change Orders, whether included or not on the actual change order:

> "The compensation (time and cost) set forth in a Change Order comprises the total compensation due the Contractor, all Subcontractors, and all Suppliers, for the Work or change defined in the Change Order, including impact on unchanged work. By signing the Change Order, the Contractor acknowledges and agrees on behalf of himself, all Subcontractors, and all

Suppliers, that the stipulated compensation includes payment for all work contained in the Change Order, plus all payment for the interruption of schedules, extended field overhead costs, delay, and all impact, ripple effect or cumulative impact on all other work under this Contract. The signing of the Change Order indicates that the Change Order constitutes full mutual accord and satisfaction for the change, and that the time and/or cost under the Change Order constitutes the total equitable adjustment owed the Contractor, all Subcontractors, and all Suppliers as a result of the change. The Contractor, on behalf of himself, all subcontractors, and all Suppliers, agrees to waive all rights, without exception or reservation of any kind whatsoever, to file any further claim related to this Change Order. No further claim or request for equitable adjustment of any type for any reasonably foreseeable cause shall arise out of or as a result of this Change Order or the impact of this Change Order on the remainder of the Work under this Contract."

Costs which shall not be paid in Change Orders under this Contract include, but are not limited to, interest costs of any type; claim preparation or filing costs; legal expenses; the costs of preparing or reviewing proposed Change Orders or Change Order proposals; lost revenue; lost profits; lost income or earnings; rescheduling costs; costs of idled equipment when such equipment is not at the site or has not yet been employed on the Work; lost earnings or interest on unpaid retainage; claims consulting costs; and the costs of corporate officer or staff visiting the site; any compensation due to the fluctuation of foreign currency conversion or exchange rates; loss of other business; changes in taxes or increased tax rates of any kind or any costs identified as unallowable under the provisions of the Federal Acquisition Regulations.

Extensions of time shall be based solely upon the effect of delays to the Work as a whole. Extensions of time shall not be granted for delays to the Work, unless the Contractor can clearly demonstrate, through analysis of the current updated schedule, that the delay to the Work as a whole arose or will arise from causes other than normal weather, beyond the control and without fault or negligence of the Contractor, or any Subcontractor, at any tier, and that such delays did or will, in fact, delay the progress of the Work as a whole. The Contractor shall not be entitled to a time extension unless it submits a Time Impact Analysis which is a calculation of the extent of the delay to the end date of the Work and which shows that the Work has been or will be extended beyond the current Contract completion date. A Time Impact Analysis is a scheduling procedure which utilizes the networking techniques (fragnets) and a written analysis of the facts associated with the alleged delay to demonstrate the effect of the alleged delay on the critical path of the schedule. A "fragnet" is defined as a sequence of new activities and/or activity revisions that are proposed to be added to the existing current updated schedule to demonstrate (mathematically and graphically) the influence of the alleged delay on the end date of the Work and shall be the sole method for incorporating delays and impacts into the schedule. The objective of a

Time Impact Analysis is to pinpoint, isolate, and quantify all time impact associated with a specific issue and determine its time relationship to past or current delays. Time extensions shall not be allowed for delays to parts of the Work that are not on the critical path of the currently approved monthly updated project schedule. Time extensions shall not be granted, nor delay damages of any kind whatsoever paid to the Contractor, until all available float, slack, or contingency time on the project is used and the end date of the Work is moved beyond the current, adjusted Contract completion date.

The cost summary, cost breakdowns and requests for cost reimbursement submitted by the Contractor (for delay, disruption, hindrance and interference associated with the changes, additions, deletions or extras) shall be itemized in a manner that, with mathematical certainty and without reliance upon probabilities or inferences, segregates the direct, actual reimbursable costs associated with each individual, change, addition, deletion, extra and (on an event-by-event basis) each individual delay or disruption event. Such cost summaries, breakdowns or requests shall not be based, in whole or in part, upon any methodology (such as "total cost" or "modified total cost" methodologies) that purports to calculate the Contractor's additional costs of performance of the extra, change, addition or deletion (including without limitation the additional costs of delay, disruption or other impact) based on the difference between Contractor's total actual Project or line item costs (with or without fee) and its original bid estimate for the Project or any original bid estimate line item. In connection with the foregoing, Contractor represents and warrants that it has the ability to generate and maintain complete and accurate cost accounting records that will reflect (i) the actual costs incurred or saved for each individual item of Extra Work, change, addition, deletion (including without limitation any costs of associated delay, disruption, interference, hindrance and the cumulative impact of each extra, change, addition, deletion on other parts of the Work); and, (ii) on an event-by-event basis, the effect of each delay or disruption that forms the basis of each request for extension of time, regardless of their scope, number, complexity, cumulative effect, or time of issuance or occurrence.

Except as provided in Section 6-6 of the General Conditions, Contractor shall have no right to recovery of any compensation, costs, expenses or damages resulting from delay, disruption, interference, or hindrance in the performance of the Work (including without limitation interruption of schedules, excess or extraordinary extended field and indirect overhead costs, loss of productivity and the impact, ripple or cumulative effect on other Work).

Contractor waives any claim or rights and remedies based on abandonment, quantum merit, rescission or other similar legal theory by reason of any of the following circumstances, which the Contractor acknowledges and agrees are within the reasonable contemplation of the parties: (i) changes, additions, deletions and extras to the Work after execution of the Contract and issued from time to time throughout the period of construction, regardless of their scope,

number, cumulative value, or complexity, to correct errors, omissions, conflicts, and ambiguities in the Contract Documents, or to implement discretionary changes to the scope of Work requested by the City; (ii) the issuance and performance of changes, additions, deletions and extras in a manner that is not in sequence with the as-built or as-planned progress of the Work; (iii) changes due to Differing Site Conditions; (iv) suspensions of the Work or parts thereof, or limitations on access to portions or all of the Work, for the convenience of City or in the interests of the Project; (v) delay or disruption to the Work due to failure of the City, Engineer or Inspector to timely perform any contractual obligation.

E. Markups – Overhead and Profit

1. In addition to the direct expenditures specified for labor, materials and equipment in Subsection B, a lump sum will be paid for all overhead and profit, including: All insurance costs other than specifically mentioned in this Section, all field and office supervisors and assistants, all onsite project administration, security costs, the cost of small tools and consumables, incidental job burdens, and all general home office expenses and no separate allowance will be made therefor. Assistants to field and office supervisors include all clerical, stenographic, and general office help. Incidental job burdens include, but is not limited to, office equipment and supplies, temporary toilets, telephone, utilities, safety equipment, warning devices, personal protective equipment, and conformance to OSHA requirements. Project administration includes, but are not limited to, review and coordination, estimating, engineering, scheduling, and expediting relative to Change Orders, and updating and furnishing Record Drawings to incorporate changes, schedule update, supervision not applied solely to the Work of the Change Order, home office salaries and expenses, and City of Redlands Business Tax. Such lump sum shall conform to the following schedule of percentages of the total amount of direct expenditures of the Contractor and subcontractors.

(a) Work by Contractor. The following percentages shall be added to the Contractor's costs and shall constitute the markup for all overhead and profits:

1) Direct Labor	20%
2) Direct Materials	15%
3) Direct Equipment	15%

(b) Work by Subcontractor. When all or any part of the extra work is performed by a Subcontractor, the markup established in (a) shall be applied to the Subcontractor's actual cost of such work. A markup of 10 percent on the first $5,000 of the subcontracted portion of the extra work and a markup of 5 percent on work added in excess of $5,000 of the subcontracted portion of the extra work may be added by the Contractor.

2. Bonds and Insurance

An additional allowance of one percent (1%) of all direct costs (less markup) is allowed.

3. Add/ Deduct Changes

The overhead rates determined above shall be applied to all additive Change Orders, except those utilizing as-bid Unit Prices listed in the Bid Proposal.

Any change in the Work involving both extras and credits shall show a net total cost, including subcontracts. Allowances for overhead and profit to the net total cost, as specified herein above, shall be applied if the net total cost is an extra; overhead and profit allowances shall not be applied if the net total cost is a credit. The estimated cost of deductions shall be based on labor and material prices on the date the Contract was signed.

4. When all or any part of the extra work is performed by a Subcontractor, the markup established in subsection 1.1.E.1 shall be applied to the Subcontractor's actual cost of such work. A markup of 10 percent on the first $5,000 of the subcontracted portion of the extra work and a markup of 5 percent on work added in excess of $5,000 of the subcontracted portion of the extra work may be added by the Contractor.

F. City Furnished Materials, Equipment and Services

The Engineer reserves the right to furnish materials, equipment and services deemed expedient for use on the Changed/Extra Work. The Contractor shall have no claim for profit or overhead on the cost of such materials, equipment and services.

G. Equipment Costs

The rates for rental or leased equipment shall not exceed the rates listed in the Caltrans Labor Surcharge and Equipment Rental Rates (Caltrans LS&ERR). For T&M Change Orders, the rates are established by the actual paid invoice(s) that comply with the requirements of Subsections G.1 and G.3. Owned equipment costs shall not exceed the rates established by Subsection G.2. The most recent published edition in effect at the commencement of actual equipment use shall be used.

The rates paid for any rented or leased equipment or tools shall include the cost of fuel, oil, lubrication, supplies, small tools, necessary attachments, repairs and maintenance of any kind, depreciation, storage, insurance and all incidental costs associated with the operation of the equipment or tools.

It is the responsibility of the Contractor to include any appurtenances added to equipment which would increase the basic rate for said equipment (i.e., hoe-ram, oversize bucket, and etcetera) as established in the acceptable rental rate guide. All equipment and/ or tools shall be acceptable to the Inspector, in good working condition, suitable for the purpose for which it is to be used, and necessary to complete the Changed/Extra Work. Payment will be based on the manner in which the equipment was actually powered, operated and modified per the equipment manufacturer's recommendations.

1. Rented or Leased Equipment

For equipment rented or leased (including lease with purchase option) in arm's length transactions from outside vendors, the Contractor shall be paid the actual invoiced, rented or leased rates provided that the invoiced lease or rental rates do not exceed the rates set forth in the Caltrans LS&ERR. Arm's length rental or lease transactions are those in which the firm involved in rental or lease of such equipment is not associated with, owned by, have common management, directorship, facilities, or stockholders with the firm renting the equipment. Submittal by a Contractor of a rental or leased invoice from the lessor will be prima facie proof of compliance with the above. However, such invoices are not conclusive proof; if questioned, the burden of proof remains with the Contractor. In no event shall the leased equipment rate billed to the City be at rates exceeding those prescribed in the following table:

Actual Usage (Change Order & Contract Work Combined)	Payment Category
Less than 8 hours	Hourly Rate
8 or more hours but less than 7 days	Daily Rate
7 or more days but less than 30 days	Weekly Rate
30 calendar days or more	Monthly Rate

a. When in Use:

Actual equipment use time documented by the Inspector shall be the basis that the equipment was utilized on the changed work and paid for under the Change Order. In addition to the lease or rental rate, equipment-operating costs shall not exceed the estimated hourly operating rate as set forth in the Caltrans LS&ERR. The hours of operation shall be based upon actual equipment usage on the changed work as recorded by the Inspector. For multiple shift work sequences, the allowable equipment rate shall not exceed fifty percent (50%) of the base rate, for second or third shifts.

b. When Idle:

Idle equipment is equipment on site and necessary to perform the Work under the change but not in actual use due solely to the impact of the changed work. Equipment operating costs due to idle time, documented by the Inspector, shall be paid at the rate determined in "G" (1) above. Idle time shall include a reasonable time allowance to and from the project site.

Payment for equipment or tools shall be limited to hours actually worked on the Changed/Extra Work if the equipment or tool is already on site for Work under the original Contract. No "standby" time will be paid for equipment already on site for Work under the original Contract.

If equipment or tools are used intermittently and, when not in use, could be returned to the rental source at less expense than holding it at the work site, it shall be returned, unless the Contractor elects to keep it at the work site at no expense to the City.

2. Owned and Other Equipment

Equipment rates for owned equipment or equipment provided in other than arm's length transactions shall not exceed the total hourly costs as set forth in the Caltrans "Labor Surcharge and Equipment Rental Rates" effective at the time the work is performed. (The Caltrans equipment rental rates are available on the internet at http://www.dot.ca.gov/hq/construc/equipmnt.html.) If the equipment is not listed in Caltrans LS&ERR, then the Rental Rate Blue Book shall be used. When using the Blue Book, the hourly rate for any period less than 7 days shall be the weekly rate divided by 40, plus the Operating Cost. Except as noted herein below, this equipment hourly rate plus the estimated operating cost per hour from the Blue Book will be paid for each hour the equipment actually performs the Extra Work. Daily records listing the equipment units and their respective operators, identification code, and actual usage on the Work under the Change Order, as certified at the end of each work day (or work shift if the Work is being performed in multiple work shift sequence) by the Inspector shall be the record upon which actual equipment use shall be based. For multiple shift work sequences, the Caltrans overtime factor shall be applied (When using the Blue Book one-half the Non-Operating Cost will be deducted for second and third shifts. The Non-Operating Costs are the Blue Book monthly or weekly/40 rates, as applicable.). It is agreed that this rate shall represent payment in full for all the Contractor's direct costs.

a. When Idle:

Payment for equipment necessary to be on the site to complete the Work, but not in actual use due solely to the impact of the changed work, shall be paid per the table in Caltrans Standard Specifications Section 9-1.03A(3b), provided that its presence and necessity on the site has been documented by the Inspector, and further provided that the equipment was idled solely by actions of the City. Idle equipment time will only be paid as a function of delays specifically directed or caused by the City's actions. In no event shall the idle time claimed in a day for a particular piece of equipment exceed the normal work schedule established for the project - usually eight (8) hours per day or forty (40) hours per week, and excluding Saturdays, Sundays, and holidays. For multiple shift work sequence, the allowable idle equipment rate shall not be allowed, for second or third shifts. It is agreed that this rate shall represent payment in full for all the Contractor's direct costs.

3. Equipment Haulage and Set Up Costs

Documented and actual equipment haulage and set up costs shall be paid for, if applicable as set forth in Subsection B.3.

4. Other Equipment Cost Guides

In the event that a piece of equipment used on a Change Order is not listed in Caltrans or the Blue Book, costs may be derived from the Associated General Contractor's of America Equipment Ownership Guide, the Associated Equipment Dealers Guide, or the Equipment Rate Guide published by the U.S. Army Corps of Engineers as adjusted appropriately for the type of work and use and the regional area of the Work under this Contract.

H. Records

At any time should the Contractor deviate substantially from the schedule, method and sequence of operation, equipment, cost or pricing data furnished by the Contractor and agreed to by the City in connection with the Change Order or should the City determine that any price negotiated in connection with the Change Order is defective due to such deviation or the fault of the Contractor, the City reserves the right to reduce the Change Order cost and reissue the Change Order at the amount in which the City determines to be the actual costs to complete the change.

Whenever any material or process is indicated or specified by patent or a proprietary name, or by name of a manufacturer in the Change Order, such direction shall not relieve the Contractor's responsibility or obligation to perform

work in accordance with the contract requirements. The Contractor shall be solely responsible for, and have control over construction means, methods, techniques, sequences and procedures, coordination of all portions of the contract and Change Order work.

The Contractor shall on a weekly basis submit an approximate accounting of the amount expended on the Time and Materials work to date and an estimate of the Impact to the time of performance of work.

I. Partial Payments for Time and Materials Work.

Progress payments for Time and Materials work shall only be made if the anticipated cost of the changed work is in excess of $50,000 and/or the time to perform the changed work will exceed two (2) months duration. To receive payments for Time and Materials work, the Contractor shall submit to the Engineer an invoice of the daily reports which were verified by the Inspector, with details and documents, verifying the Contractor's and Subcontractor's actual costs incurred for the Time and Materials work as set forth in Subsections B through H. Costs shall be submitted within thirty (30) calendar days after the T&M work has been satisfactorily completed unless an extension of time for submittal is authorized in writing by the Inspector.

END OF SECTION

SECTION 01298 SCHEDULE OF VALUES

1.1 GENERAL

A. The Schedule of Values shall be used as a basis for determining progress payments on a lump sum contract or any designated lump sum bid item. The Schedule of Values shall be a schedule of cost loaded construction activities equal, in total, to the lump sum bid and shall be in such form and sufficient detail to correctly represent a reasonable apportionment of the lump sum. Prior to submitting an invoice for payment, the CONTRACTOR shall have submitted a detailed Schedule of Values and obtained approval from the ENGINEER.

B. Each lump sum bid item on the Schedule of Work and Prices, as set forth in the Bid must be broken down separately. The breakdown of each lump sum bid item must cover the cost of construction required by the contract documents for that item. The sum of the values for the construction activities, within a bid item, must equal the total bid amount for that item. The breakdown shall include subcontract amounts which shall not deviate from the amounts submitted in the Bid Proposal. The CONTRACTOR shall provide certification from the Subcontractors certifying the subcontract amounts.

C. Each activity in the Schedule of Values shall delineate one construction activity. For example, the placement of concrete between construction joints, the construction of an electrical duct bank or pipeline between points A & B. The costing for each activity should include all costs for the labor and materials or equipment required to complete the activity. For example, concrete construction activities should include all costs for the forming, placing of reinforcement, placing concrete and curing. The cost for pipeline construction activities should include materials, equipment and installation including pipeline supports or thrust blocks. The excavation and backfill for a pipeline or structure may be separate activities. The Contract Price breakdown shall include the itemized costs for the plant establishment and any maintenance services to be performed before the final project acceptance is made. No non-construction activity shall be cost loaded.

D. The CONTRACTOR shall use cost loaded construction activities from the Construction Schedule as a Schedule of Values. Each construction activity shall be encoded to its bid item and a sort provided for each bid item totaling the cost loaded amount. The total of the Cost Loaded amounts for each bid item shall equal the amount bid for that item. The total of the Schedule of Values shall equal the current Contract value at all times. At any time during the progress of the Work of the Contract the INSPECTOR reserves the right to review the cost loading of the Schedules of Values and direct necessary revisions. When requested by the INSPECTOR, the CONTRACTOR shall provide all information necessary to substantiate the cost loading.

E. Attached are samples of the Schedule of Values. The City will provide project specific Schedule of Values for the CONTRACTOR to use throughout the project at the Preconstruction Meeting. The Schedule of Values must be used by the CONTRATRACTOR at the time of each progress payment.

END OF SECTION

Project Name

Contractor Name
Address
Address
Phone :

PROJECT NUMBER:

FOR BILLING PERIOD ENDING:
INVOICE DATE:
INVOICE NO.

BID ITEM/DESCRIPTION OF WORK FOR BID ITEM		QUANT.	UNIT	UNIT BID PRICE	ITEM BID PRICE	WORK PREVIOUSLY COMPLETED		WORK COMPLETED THIS MONTH		TOTAL QTY TO DATE	VALUE OF WORK COMPL TO DATE
						QTY	$ VALUE	QTY	$VALUE		
					$0.00		$0.00			0.0	$0.00
					$0.00		$0.00			0.0	$0.00
					$0.00		$0.00			0.0	$0.00
					$0.00		$0.00			0.0	$0.00
					$0.00		$0.00			0.0	$0.00
					$0.00		$0.00			0.0	$0.00
					$0.00		$0.00		$0.00	0.0	$0.00
					$0.00		$0.00		$0.00	0.0	$0.00
					$0.00		$0.00			0.0	$0.00
					$0.00		$0.00		$0.00	0.0	$0.00
					$0.00		$0.00		$0.00	0.0	$0.00
					$0.00		$0.00			0.0	$0.00
					$0.00		$0.00		$0.00	0.0	$0.00
					$0.00		$0.00		$0.00	0.0	$0.00
					$0.00		$0.00		$0.00	0.0	$0.00
					$0.00		$0.00		$0.00	0.0	$0.00
					$0.00		$0.00			0.0	$0.00
					$0.00		$0.00		$0.00	0.0	$0.00

Project Name

PROJECT NUMBER:

FOR BILLING PERIOD ENDING:

INVOICE DATE:

INVOICE NO.

Contractor Name
Address
Address
Phone:

BID ITEM/ DESCRIPTION OF WORK FOR BID ITEM	QUANT.	UNIT	UNIT BID PRICE	ITEM BID PRICE	WORK PREVIOUSLY COMPLETED		WORK COMPLETED THIS MONTH		TOTAL QTY TO DATE	VALUE OF WORK COMPL TO DATE
					QTY	$ VALUE	QTY	$VALUE		
				$0.00		$0.00			0.0	$0.00
				$0.00		$0.00		$0.00	0.0	$0.00
				$0.00		$0.00			0.0	$0.00
				$0.00		$0.00		$0.00	0.0	$0.00
				$0.00		$0.00		$0.00	0.0	$0.00
				$0.00		$0.00		$0.00	0.0	$0.00
				$0.00		$0.00		$0.00	0.0	$0.00
				$0.00		$0.00		$0.00	0.0	$0.00
				$0.00		$0.00		$0.00	0.0	$0.00
				$0.00		$0.00		$0.00	0.0	$0.00
TOTALS				$0.00		$0.00		$0.00		$0.00

SUMMARY OF CHANGE ORDERS	QTY	UNIT	UNIT BID PRICE	QTY	$ VALUE	QTY	$ VALUE	TOTAL QTY TO DATE	VALUE OF WORK COMPL TO DATE
CHANGE ORDER NO. 1	1	LS						0.0	$0.00
CHANGE ORDER NO. 2	1	LS						0.0	$0.00
CHANGE ORDER NO. 3	1	LS						0.0	$0.00
CHANGE ORDER NO. 4	1	LS						0.0	$0.00
CHANGE ORDER NO. 5	1	LS						0.0	$0.00
CHANGE ORDER NO. 6	1	LS						0.0	$0.00
CHANGE ORDER NO. 7	1	LS						0.0	$0.00
CHANGE ORDER NO. 8	1	LS						0.0	$0.00
CHANGE ORDER NO. 9	1	LS						0.0	$0.00
CHANGE ORDER NO. 10	1	LS						0.0	$0.00
								0.0	$0.00
								0.0	$0.00
								0.0	$0.00
								0.0	$0.00
								0.0	$0.00
CHANGE ORDERS TOTAL			$0.00				$0.00		$0.00

			VALUE OF WORK COMPLETED TO DATE	$0.00
ORIGINAL CONTRACT PRICE	$0.00		AMOUNT DUE THIS PERIOD INCL RETENTION	$0.00
TOTAL AMOUNT OF CHANGE ORDERS	$0.00		LESS 5% RETENTION	$0.00
ESTIMATED TOTAL CONTRACT PRICE TO DATE	$0.00		**AMOUNT DUE THIS PERIOD**	**$0.00**

THIS PAGE INTENTIONALLY LEFT BLANK

SECTION 01321 CONSTRUCTION SCHEDULE

1. THE REQUIREMENT

A. It is expressly understood and agreed that the time of beginning, the rate of progress, and the time of completion of the Work are of the essence of this Contract.

B. The CONTRACTOR'S representative in charge of scheduling is required to attend all meetings pertaining to scheduling and progress of the Work.

C. The CONTRACTOR shall submit to the ENGINEER 3 hard copies and the electronic file of the CONTRACTOR'S Construction Schedule (the schedule) at the time of the preconstruction meeting. The schedule shall be either a Critical Path Method (CPM) Network or a detailed Bar Chart with the critical path clearly shown. If the CPM network option is used, then Primavera Project Management or Microsoft Project shall be the scheduling software. If a detail Bar Chart is used, Microsoft Excel shall be the software utilized. The schedule shall include the following:

1. Activity ID,
2. Activity Description,
3. Start date for each activity,
4. Finish date for each activity,
5. Original duration,
6. Predecessor,
7. Successor,
8. Percent Complete,
9. Remaining Days.

A minimum of seven (7) calendar days for review of each schedule. Schedule activities shall be of sufficient detail to assure adequate planning has been done for proper execution of the Work and such that, in the sole judgement of the ENGINEER, it provides an appropriate basis for monitoring progress. The schedule shall begin with the date of issuance of the Notice to Proceed and conclude with the date of Final Completion shown in the Contract. Submittal and approval of the schedule in accordance with the requirements of this Section is a condition precedent to the issuance of any payments under this Contract. Once the schedule is approved it will become the baseline schedule and must be shown and compared on all subsequent schedule submittals.

D. Float, slack time, or contingency within the schedule (i.e., the difference in time between the project's early completion date and the required Contract Completion date), and total float within the schedule, is not for the exclusive use of either the CITY or the CONTRACTOR, but is a jointly owned expiring resource available to and shared by both parties. Pursuant to this float sharing requirement, use of

float suppression techniques shall be cause for rejection of the schedule and any revisions or updates.

E. Time extensions shall not be granted nor delay damages paid until a delay occurs which is beyond the control and without the fault or negligence of the CONTRACTOR and its Subcontractors or Suppliers, at any tier, and which extends actual performance of the Work beyond the current Contract completion date and the completion date projected by the current, approved, updated schedule. If the delay occurs along a path, which the current approved Construction Schedule update projects late completion prior to addition of any CITY caused delay, then the time extension allowed will be only for the additional delay demonstrated by the approved Time Impact Analysis. Time extensions shall be granted only if they are clearly demonstrated by the CONTRACTOR through the submittal, within seven (7) calendar days after the delay occurs, of a Time Impact Analysis which demonstrates the estimated impact on the end date of the Work; is based upon the updated Construction Schedule current as of the month the delay occurred; and demonstrates that the delay cannot be mitigated, offset, or eliminated through such actions as revising the intended sequence of Work or other means.

If a time extension if granted by the CITY, the updated schedule reflecting the change shall become the baseline and be reflected schedule and must be shown and compared on all subsequent schedule submittals.

Since float time within the Construction Schedule is jointly owned, it is acknowledged that CITY caused delays on the project may be offset by CITY caused time savings (e.g. critical path submittals returned in less time than allowed by the Contract or approval of substitution requests which result in a savings of time to the CONTRACTOR). In such an event, the CONTRACTOR shall not be entitled to receive a time extension or delay damages until all CITY caused time savings are exceeded and the Contract completion date is also exceeded.

F. If the initial schedule submitted shows completion of Work more than thirty (30) calendar days in advance of the Contract completion date, the ENGINEER may, at no cost to the CITY, decrease the Contract duration by issuance of a Change Order which changes appropriate Milestone Date(s) and the Contract completion date to the completion date reflected on the schedule. Any approved schedule, revision, or update having an early completion date shall show the time between the early completion date and the Contract completion date as "project float".

G. Comments made by the ENGINEER on the schedule during review will not relieve the CONTRACTOR from compliance with all requirements of the Contract. The ENGINEER may request that the CONTRACTOR and all major Subcontractors (defined herein as being any Subcontractor, Sub-Subcontractor, or Supplier with five (5) percent or more of the value of the Contract) participate in

review of any schedule submission. All revisions shall be submitted within seven (7) calendar days after the ENGINEER'S review.

H. Two copies of an updated schedule shall be submitted to the ENGINEER for approval with the submittal of each CONTRACTOR'S monthly payment request or the monthly payment request will be withheld. For those activities started but not yet completed at the time of submittal, the updated schedule shall reflect the percentage complete, as agreed between the CONTRACTOR and the INSPECTOR, and an estimate of the remaining duration. The monthly update of the schedule shall include an updated bar chart with logic arrows or network diagram and include the same additional data as required by Section 1.C. If the CPM network option is used, the schedule shall be calculated using remaining durations and the progress override option. The monthly update shall also include a complete, hard copy list of all the changes made from the previously approved submittal. If the schedule is done using Primavera, use a Claim Digger report for the list of changes.

I. The submittal of an updated schedule which meets the requirements of this Section, accurately reflects the status of the Work (for all previously accepted activities), and incorporates all approved changes into the schedule, shall be a condition precedent to the processing of the monthly payment application. (Actual and/or forecast dates for status of additional submittal cycles shall be added without the prior approval of the Engineer.) Updated schedules shall also be submitted at such other times as the ENGINEER may direct. Upon approval of a Change Order or issuance of a notice to proceed with a change, the approved change shall be reflected in the next schedule update.

J. If completion of any part of the Work, delivery of equipment or materials, or submittal of CONTRACTOR submittals is behind schedule and will impact the end date of the Work, the CONTRACTOR shall submit a written recovery plan acceptable to the ENGINEER for completing the Work by the current Contract completion date, if requested by the ENGINEER.

K. As a condition precedent to the release of any retained funds, the CONTRACTOR shall, after substantial completion of the Work has been achieved, submit a certified, final schedule which accurately reflects the manner in which the project was constructed and includes actual start and completion dates for all activities on the schedule.

END OF SECTION

THIS PAGE INTENTIONALLY LEFT BLANK

SECTION 01322 CONSTRUCTION PROGRESS PHOTOGRAPHY

1.1 GENERAL

A. Required**:** Provide photographs taken at the Jobsite at the specified stages of Contracted Work in accordance with provisions of this Section.

1. The Contractor shall provide the City with photos with addresses identifying each property location, the direction the photograph was taken (facing North, South etc).

2. Take first photographs just before CONTRACTOR starts any work operations at the Jobsite.

3. Take final photographs when all Contracted Work has been completed, regardless of time interval since previous photographs were taken.

1.2 SUBMITTALS

Except as otherwise directed by the ENGINEER, submit all photographs electronically on a CD/DVD organized by phase of construction and location.

1.3 QUALITY ASSURANCE

Photographs and prints to be of professional quality; clear, in focus, with high resolution and sharpness, and with minimum distortion.

END OF SECTION

THIS PAGE INTENTIONALLY LEFT BLANK

SECTION 01323 CONSTRUCTION STATUS REPORTS

1.1 REQUIREMENTS

A. Daily Status Report

The Contractor shall complete a daily report indicating manpower, major equipment, subcontractors, unusual occurrences and etc., involved in the performance of the work. The daily report shall be completed on forms prepared by the Contractor and approved by the City and shall be submitted to the Project Manager at the conclusion of each work week.

The Contractor shall also have workers on the project sign in and out each day on the City of Redlands Daily Sign In Sheet which shall state the name, times in and out and the work performed by each worker on the project each day. The completed Daily Sign In Sheets shall be submitted to the City of Redlands Project Manager at the end of each work week. Failure to submit daily reports and daily sign in sheets to the Project Manager on a weekly basis will result in a possible and temporary suspension of work until reports are submitted.

B. Weekly Status Report

During the construction phase of the Work, the CONTRACTOR shall submit weekly written status reports to the ENGINEER and the INSPECTOR. The report shall contain a record of inspections and tests, not performed by CITY forces, for all Work accomplished subsequent to the previous report and shall include the following information:

1. Type of work under way during the time frame of the report (e.g., earthwork, concrete work, structural steel erection, equipment manufacturing, component installation).

2. Inspections and tests, and location of inspections and tests that were made.

3. Results of inspections.

4. Reports of tests performed, including those specified, with the results of the tests, and acceptance criteria, including failures and remedial action to be taken. Test results, including all computations, shall be attached to the report form. Where test results cannot be completed by the time the report is submitted, a notation shall be made that the test was performed, including the approximate expected date that test results will be reported.

5. Report of any nonconforming items/activities. Nonconformance report forms designed solely for this purpose shall be utilized.

6. Results of inspections of material and equipment done upon their arrival at the Jobsite and prior to their incorporation into the Work. This includes, but is not limited to, compliance with approved submittals, damage, and proper storage requirements.

7. Offsite quality control activities.

8. Instructions received from the ENGINEER or INSPECTOR.

9. In all cases, the report must be verified and signed by the CONTRACTOR'S representative. The verification is to contain the statement that all supplies and materials incorporated in the Work are in compliance with the terms of the Contract except where noted.

C. 3 Week Look Ahead Schedule

During the construction phase of the Work, the CONTRACTOR shall submit 3 Week Look Ahead reports to the ENGINEER at the weekly progress meetings or as directed by the ENGINEER. The report shall include the following information:

1. Type of work under way during the time frame of the report (e.g., earthwork, concrete work, structural steel erection, equipment manufacturing, component installation).

D. Miscellaneous Submittals

CONTRACTOR shall prepare a Daily Construction Report recording the following information concerning events at the job-site and submit original copies to the ENGINEER at weekly intervals for approval:

1. List of Subcontractors and Sub-Subcontractors at the site**,** types of works and job location.

2. Count of CONTRACTOR’S personnel at the site**,** name, type of work, hours completed and job location.

3. Construction equipments at the site.

4. High and low temperatures, general weather conditions.

END OF SECTION

SECTION 01330 SUBMITTALS

1.1 THE REQUIREMENT

A. The CONTRACTOR shall furnish a schedule and list of all required submittals to the ENGINEER, including required submittals by all Subcontractors.

B. Wherever called for in these Specifications or on the plans, or where required by the ENGINEER, the CONTRACTOR shall furnish to the ENGINEER for review, two (2) hard copies and one electronic (PDF) copy of each submittal. The term "submittal" as used herein shall be understood to include detail design calculations, design drawings, shop drawings, fabrication and installation drawings, erection drawings, lists, graphs, operating instructions, catalog sheets, data sheets, samples, and similar items. Unless otherwise required, said submittals shall be submitted to the ENGINEER at a time sufficiently early to allow review of same by the ENGINEER and to accommodate the rate of Construction Progress required under the Contract without delaying the Contract Work and with due regard for the possibility of resubmittals. All submittals shall be in English.

C. All design or shop drawings or other submittals shall be accompanied by a transmittal form for each submittal. Any submittal not accompanied by such a form may be returned, at the ENGINEER'S discretion, for resubmittal.

D. Normally, a separate transmittal form shall be used for each specific item or class of material or equipment for which a submittal is required. Transmittal of a submittal of various items using a single transmittal form will be permitted only when the items taken together constitute a manufacturer's "package" or are so functionally related that expediency indicates a review of the group or package as a whole. A multiple-page submittal shall be collated into sets, and each set shall be stapled or bound, as appropriate, prior to transmittal to the ENGINEER.

E. Shop Drawings shall show in detail the size, sections, and dimensions of all the member(s); the arrangement and construction of all connections and joints; all holes, straps, and other fittings required for attaching work and other pertinent details. When required, engineering computations shall be submitted. The CONTRACTOR shall be responsible for delivering reviewed copies of shop Drawings to all others whose work is dependent thereon. The CONTRACTOR shall maintain at the site of the Project, at all times, a complete file of approved Shop Drawings and manufacturers' data for this Project.

F. Except as may otherwise be provided herein, the ENGINEER will return prints of each submittal to the CONTRACTOR, with its comments noted thereon, within twenty (20) calendar days following their receipt by the ENGINEER. It is considered reasonable that the CONTRACTOR shall make a complete and acceptable submittal to the ENGINEER by the second submission of a submittal

item. The CITY reserves the right to withhold moneys due the CONTRACTOR to cover additional costs of the ENGINEER'S review beyond the second submittal. Submittal will be returned to the CONTRACTOR with one of four (4) markings:

1. If a submittal is returned to the Contractor marked "NO EXCEPTIONS," formal revision and resubmission of said submittal will not be required.

2. If a submittal is returned to the Contractor marked "EXCEPTIONS NOTED," formal revision and resubmission of said submittal will not be required, unless specifically requested.

3. If a submittal is returned to the Contractor marked "RETURNED FOR CORRECTION," the Contractor shall revise said submittal and shall resubmit the originally required number of copies of said revised submittal to the Engineer.

4. If a submittal is returned to the Contractor marked "NOT ACCEPTABLE," the Contractor shall revise said submittal and shall resubmit the originally required number of copies of said revised submittal to the Engineer.

G. All Work for which Shop Drawings are required shall be performed in accordance with the reviewed and approved copies. Fabrication of an item shall not commence before the ENGINEER has reviewed the pertinent submittal and returned the copies to the CONTRACTOR marked either "NO EXCEPTIONS TAKEN," or "MAKE CORRECTIONS NOTED". Revisions indicated on submittals shall be considered as changes necessary to meet the requirements of the Contract Documents and shall not be taken as the basis for claims for extra work.

H. All CONTRACTOR submittals shall be carefully reviewed by an authorized representative of the CONTRACTOR prior to submission to the ENGINEER. Each submittal shall be dated, signed, and certified by the CONTRACTOR as being correct and in strict conformance with the Contract Documents. No consideration for review by the ENGINEER of any CONTRACTOR'S submittal will be made for any items which have not been so certified by the CONTRACTOR. All noncertified submittals will be returned to the CONTRACTOR without action taken by the ENGINEER, and any delays caused thereby shall be the total responsibility of the CONTRACTOR.

I. Should the Shop Drawings or manufacturers data (for submittals required by the Standard Specifications or the specifications) show variations from the Contract requirements, the CONTRACTOR shall make specific mention of such variations in the letter of transmittal, in order that, if acceptable, suitable action may be taken for proper adjustment of the Contract; otherwise the

CONTRACTOR will not be relieved of the responsibility for executing the work in accordance with the Contract Documents, and the approved submittals.

J. The ENGINEER'S review of CONTRACTOR'S submittal shall not relieve the CONTRACTOR of the entire responsibility for the correctness of details and dimensions and conformance to the Specifications. The CONTRACTOR shall assume all responsibility and risk for any misfits due to any errors in the submittal. Any fabrication or other work performed in advance of the receipt of accepted submittals shall be entirely at the CONTRACTOR'S risk and expense. The CONTRACTOR shall be responsible for the dimensions and the design of adequate connections and details.

K. CONTRACTOR'S Coordination:

1. ENGINEER will return and will not review unrelated submittals.

2. The CONTRACTOR may be required to provide drawings, setting diagrams and similar information necessary for proper coordination of Contracted Work. Such data shall remain between the CONTRACTOR and CONTRACTOR'S Subcontractor and will not be reviewed by the ENGINEER unless specifically called for in the Contract Documents.

3. ENGINEER will not review any required Structural Shop Drawings, Structural Calculations, etc., not prepared or signed by a State of California licensed ENGINEER.

4. ENGINEER will return and will not review any submittal requiring coordination with other submittals until such other submittals or required information is received by the Consultant or ENGINEER.

L. CONTRACTOR'S Submittals: CONTRACTOR'S submittals required for performance of Contracted Work, shall include, but are not limited to, the following:

1. Schedule of Values for all Lump Sum items within the Proposal.

2. Construction Schedule and Notification to ENGINEER of completion of each milestone or percentage increment of the Work as required.

3. Submittal Schedule

4. Daily Construction Reports

5. Shop Drawings and Structural Calculations.

6. Manufacturer's Data and Specifications.

7. Samples

8. Templates

9. Certificate of Compliance

10. Construction Photographs

11. Substitutions

12. Record Drawings and Record Project Manual

13. Operation & Maintenance Manuals

14. Stock Materials, Spare parts, tools

15. Material Testing Results

16. Maintenance Logs and Maintenance Schedule.

M. CONTRACTOR shall conform to the provisions of the Contract Document and as may be specifically directed by the ENGINEER.

1. Preparation and processing of submittals shall be coordinated with Contracted Work operations, which include fabrication, purchasing and delivery of work items so as not to delay Contracted Work operations.

2. In each copy of the Submittal, mark every applicable material, product, equipment, manufacturer's data, product information, color samples, rating or values, part and model numbers, etc. by red color circle. Each of the submittal items must be clearly distinguishable from other unrelated or similar items listed in the Manufacturer's Catalog or Technical Specifications, Manuals, etc.

N. Coordination and Submittals:

1. Carefully review and coordinate all aspects of each item being submitted.

2. Carefully review contract drawings and technical sections, verify all work as laid out or indicated meeting the applicable codes and standards.

3. Ensure ample time for reviewing and processing of the submittals by the CITY or other authorized agencies, delays resulting from improper and untimely submittals shall be the responsibility of the CONTRACTOR.

4. Verify that all such submittal items conform to the Project Manual requirements noted in the Technical Sections.

5. Verify all site conditions and provide all required dimensions and measurements in Shop Drawings.

6. Where necessary, review the CITY'S comments, make changes and resubmit to local governing agencies for approval. Furnish the ENGINEER copies of the approved plans or drawings for review.

O. CONTRACTOR shall affix to each submittal, the CONTRACTOR'S signature certifying that required coordination has been performed and include on an attached label for processing and recording action taken, noting the following:

1. Name of the Project

2. Date of the Submittal

3. Name and address of Consultant

4. Name and address of the CONTRACTOR

5. Name and address of the Subcontractor(s)

6. Name and address of the Supplier

7. Name and address of the Manufacturer

8. Reference to Specification Section Number and Title

9. Reference to Drawing Sheet Number and detail(s)

10. Submittal Number

11. Priority Number and expected return date.

END OF SECTION

THIS PAGE INTENTIONALLY LEFT BLANK

THE CITY OF REDLANDS
MUNICIPAL UTILITIES AND ENGINEERING DEPARTMENT

SUBMITTAL COVER SHEET

Project Name:		**Submittal Number:**	
Project Number:		**Date of Submittal:**	
Submitted By:			

Submittal Title:	

Priority Type (Select One):	☐ Low	☐ Normal	☐ High

Submittal Type (Select One):	☐ Pre-Construction	☐ Post-Construction

Category (Select One):	
☐ Product Data	☐ Close-Out
☐ Shop Drawing	☐ Warranty
☐ Mock Up	☐ Test Report
☐ Sample	☐ Operation / Maintenance Manual
☐ Certification	☐ MSDS – Material Safety Data Sheets
☐ As-Built	

THE CITY OF REDLANDS
MUNICIPAL UTILITIES AND ENGINEERING DEPARTMENT

REQUEST FOR INFORMATION (RFI)

Project Name:		**RFI Number:**	
Project Number:		**Date of RFI:**	
Submitted By:			

RFI Title:	

Work Impact? (Select One):	☐ No	☐ Unknown
	☐ Yes – Work Impeded	☐ Yes – Work Stopped

Question:

Proposed Solution (Optional):

Requestor:

Signature: _____

Title: _____ **Date:** _____

SECTION 01571 STORMWATER POLLUTION PREVENTION PLAN

PART 1 - GENERAL

This project is subject to the requirements of the General Permit for Storm Water Discharges associated with Construction and Land Disturbance Activities, under the California State Water Resources Control Board. Order No. 2009-0009-DWQ, CAS000002, and all amendments. All permit related documents can be located at the State Water Resources Control Board (SWRCB) website at www.waterboards.ca.gov. This project lies within the boundaries of the Santa Ana Regional Water Quality Control Board (RWQCB). The project is also covered by the municipal MS4 permit, Santa Ana-Order No. R8-2010-0036. Guidance manuals applicable to this project are the California Best Management Practices Handbooks found at www.cabmphandbooks.com.

The Contractor shall be responsible for complying with the SWPPP and all laws, codes, ordinances, and requirements of the governing agencies regarding the discharge of pollutants, pollution control devices, and any other related stormwater and non-stormwater requirements for this project, including but not limited to reporting, sampling, and amendments.

The Contractor shall have the necessary training and certifications to implement the SWPPP, conduct inspections and maintain the required water pollution control practices. See Section "QUALIFIED SWPPP PRACTITIONER (QSP)".

The Contractor shall follow all requirements of the prepared job specific Storm Water Pollution Prevention Plan (SWPPP) including the Construction Site Monitoring Program Requirements (CSMP). The contractor shall provide a Qualified SWPPP Practitioner (QSP) to implement all requirements of the SWPPP. The QSP shall be responsible for monitoring and sampling as required by the CSMP.

Approval of the SWPPP must be completed prior to the start of construction activity. However, the contract time will commence.

PART 2 - STORMWATER POLLUTION PREVENTION PLAN PREPARATION

If required under Order No. 2009-0009-DWQ, CAS000002, or its amendments, the Contractor shall prepare a SWPPP for the project. The SWPPP provides the general stormwater approach for the project and the minimum necessary BMPs. The contractor shall provide a Qualified SWPPP Practitioner (QSP) for this project and submit to the City copies of the required certifications or registrations for the QSP prior to SWPPP approval.

The California Storm water Quality Association (CASQA) has prepared a SWPPP template for use with Order No. 2009-0009-DWQ, CAS000002. The SWPPP template provides the general storm water approach for the project and the minimum necessary BMPs. The SWPPP template is not to be a considered a final and complete document until it has been completed and approved by a Qualified SWPPP Developer (QSD). The QSD is expected to include in the updated Final

SWPPP necessary details pertaining to the methods and scheduling of construction and any additional necessary BMPs, based on the project approach.

The QSD shall use the CASQA SWPPP template for preparation of the SWPPP. The Caltrans SWPPP template shall not be used.

Within 5 days of the Notice to Proceed, Contractor shall submit two (2) hardcopies of the draft Storm Water Pollution Prevention Plan (SWPPP) for review. SWPPP review shall be in accordance with the requirements set forth in Section 01330 of the General Requirements. Once all of the noted revisions have been made and the SWPPP is complete for submittal to the State, two (2) final signed hardcopies and one (1) electronic copy of the SWPPP must be submitted to the Engineer for acceptance. The Contractor shall keep one copy of the approved SWPPP and approved amendments at the project site. The SWPPP shall be made available upon request by a representative of the City of Redlands, the Regional Water Quality Control Board or the State Water Resources Control Board. Requests made by the public or other third-parties for review of the SWPPP shall be directed to the Project Engineer. The Contractor shall notify the Engineer immediately when regulatory agencies request to enter, inspect, sample, monitor, or otherwise access the project site or the Contractor's records pertaining to the water pollution control work. Contractor shall immediately send all correspondences, notices of violation, enforcement actions or proposed fines, issued by a regulatory agency, to the Engineer.

The SWPPP shall be updated or amended as necessary or as required for compliance purposes. All updates to the SWPPP shall be per the guidelines contained therein. A copy of the SWPPP must be kept at the project site at all times. In the case of a linear construction project (water, sewer, street), where no field office has been established, the copy of the SWPPP shall be kept by the contractor's foreman in the vicinity of the actual construction and made available within thirty (30) minutes of request. The SWPPP shall be made available upon request by a City Inspector, a representative of the Regional Water Quality Control Board or the State Water Resources Control Board. Requests made by the public or other third parties for review of the SWPPP shall be directed to the City Engineer.

PART 3 - SWPPP IMPLEMENTATION

Unless otherwise specified, the Contractor shall be responsible throughout the duration of the project for installing, constructing, inspecting, maintaining, removing, and disposing of the water pollution control devices; and practices specified in the SWPPP, its amendments, or by the City Inspector. Unless otherwise directed by the City Engineer, the Contractor's responsibility for SWPPP implementation shall continue throughout temporary suspensions of work, regardless of reason, unless specified otherwise in writing by the City Engineer. Requirements for installation, construction, inspection, maintenance, removal, and disposal of water pollution control devices and practices shall conform to the requirements in the SWPPP and these special provisions.

The National Weather Service (http://www.srh.noaa.gov/) weather forecast shall be monitored and used by the Contractor on a daily basis. If there is a forecast of 50% or greater probability of precipitation in the project area, the necessary water pollution control devices, plans and practices shall be deployed prior to the onset of the precipitation and immediate notice provided

to the City Engineer. The contractor's QSP shall be required to prepare and submit a Rain Event Action Plan (REAP), if required, any time the probably of rainfall is 50% or greater.

For the purposes of erosion and sediment control, disturbed soil areas shall be considered active whenever the soil disturbing activities have occurred, continue to occur or will occur during the ensuing 14 days. Non-active areas shall be protected as prescribed in the General Construction Permit within 14 days of cessation of soil disturbing activities or prior to the onset of precipitation, whichever occurs first.

If the City Inspector finds the contractor is not in compliance with the SWPPP or any other applicable pollution control laws or regulations, the City Inspector shall direct the contractor to correct the violation. The Contractor shall immediately take measures to correct the violation or notify the City Engineer in writing why correcting the violation immediately is not possible and provide a timetable by which the violation will be corrected. The City Engineer may accept the timetable, reject it or modify it. Under no circumstances will the contractor submit a timetable that exceeds the duration of construction in the immediate area. If the Contractor fails to correct the identified violation by the date agreed upon or prior to the onset of precipitation, the project shall be in nonconformance with these specifications and subject to the remedies as described in Section "LEGAL RELATIONS AND RESPONSIBILITY".

Installing, inspecting and maintaining water pollution control practices on areas outside the City of Redlands right of way, not specifically arranged and provided for by the City of Redlands in the execution of this contract, will not be paid for without prior written approval.

No work required by regulatory agencies, and for which the Contractor would request additional compensation from the City, shall be started without prior approval from the City Engineer.

PART 4 - MAINTENANCE

To ensure the proper implementation and correct functioning of water pollution control devices and practices, the Contractor shall assign a Qualified SWPPP Practitioner (QSP) to regularly inspect and maintain the construction site's water pollution control devices and practices as identified in the SWPPP. The frequency of the inspections shall be in accordance with the SWPPP. In the event of multiple consecutive violations, the City Engineer may increase the frequency of the inspections. These additional inspections shall be at the Contractor's expense based on the current adopted resolution establishing such fees.

The QSP/Contractor shall document the inspections findings, using photographs and a written narrative, and if necessary, make the necessary corrections to the water pollution control practices or devices. One copy of each site inspection record shall be submitted to the City Engineer within 5 working days of completing the inspection. The QSP/Contractor shall submit one copy of each Rain Event Action Plans (REAP), when required, within 12 hours of anticipated precipitation event. The QSP/Contractor shall also submit one copy of each monitoring/sampling report, when required, within 24 hours of receiving the results. The contractor shall be responsible for all expenses incurred in the reporting process.

PART 5 - REPORTING REQUIREMENTS - DISCHARGE

If the Contractor identifies discharges leaving the construction site or flowing into drainage systems or surface waters in a manner causing, or potentially causing, a condition of pollution, or if the project receives a written notice or order from a regulatory agency, the Contractor shall immediately inform the City Engineer. The Contractor shall submit a written report to the City Engineer in less than 24 hours of the discharge event, notice, or order. The report shall include the following information:

A. The date, time, location, nature of the operation, and type of discharge, including the cause or type of the notice or order Contractor received.

B. The water pollution control practices deployed before the discharge event, or prior to receiving the notice or order.

C. The date of deployment and type of water pollution control practices deployed after the discharge event, or after receiving the notice or order, including additional measures installed or planned to reduce or prevent reoccurrence.

D. An implementation and maintenance schedule for affected water pollution control practices.

The contractor shall also submit any reports required by the SWPPP or the General Permit for Storm Water Discharges associated with Construction and Land Disturbance Activities to the appropriate agencies. The contractor shall be responsible for all expenses incurred in the reporting process. Any required sampling shall be done by the contractor or his QSP in compliance with the SWPPP.

PART 6 - REPORTING REQUIREMENTS – ANNUAL REPORT and NOTICE OF TERMINATION

The contractor shall be responsible for preparing the Annual Report. The Annual report shall be prepared per Section XVI. ANNUAL REPORTING REQUIREMENTS of the General Permit for Storm Water Discharges associated with Construction and Land Disturbance Activities, under the California State Water Resources Control Board. Order No. 2009-0009-DWQ, CAS000002. The Annual Report must be prepared by or under the direction of a QSP.

1) The contractor or QSP shall prepare an Annual Report no later than August 15th of each year.

2) The contractor or QSP shall certify each Annual Report in accordance with the Special Provisions.

3) The contractor or QSP shall retain an electronic or paper copy of each Annual Report for a minimum of three years after the date the annual report is filed.

4) The contractor or QSP shall include storm water monitoring information in the Annual Report consisting of:

   a) A summary and evaluation of all sampling and analysis results, including copies of laboratory reports;

   b) The analytical method(s), method reporting unit(s), and method detection limit(s) of each analytical parameter (analytical results that are less than the method detection limit shall be reported as "less than the method detection limit");

   c) A summary of all corrective actions taken during the compliance year;

   d) Identification of any compliance activities or corrective actions that were not implemented;

   e) A summary of all violations of the General Permit;

   f) The names of individual(s) who performed the facility inspections, sampling, visual observation (inspections), and/or measurements;

   g) The date, place, time of facility inspections, sampling, visual observation (inspections), and/or measurements, including precipitation (rain gauge); and

   h) The visual observation and sample collection exception records and reports specified in Attachments C, D, and E.

5) The contractor or QSP shall provide training information in the Annual Report consisting of:

   a) Documentation of all training for individuals responsible for all activities associated with compliance with this General Permit; 2009-0009-DWQ 40 September 02, 2009 Order 2009-0009-DWQ 41 September 02, 2009

   b) Documentation of all training for individuals responsible for BMP installation, inspection, maintenance, and repair; and

   c) Documentation of all training for individuals responsible for overseeing, revising, and amending the SWPPP.

A copy of the Annual Report shall be submitted to the City no later than 9 A.M. each August 15th. In the event August 15th is a Friday, Saturday, or Sunday, the report shall be submitted no later than 5 P.M. on the Thursday prior to August 15th. If the project is completed prior to August 1st, regardless of when the project started, the Annual Report is due within two weeks of project completion. The contractor shall submit two hard copies of the annual report and one digital copy in PDF format on compact disc (CD).

Failure to submit the Annual report within the timeframes specified will result in progress payments and/or retention release being delayed and/or withheld. The City of Redlands, at its discretion, may complete the annual report based on records provided by the contractor. The contractor shall reimburse the city the full cost of creating the Annual Report along with an administrative fee not to exceed 1.7 times the total cost. The contractor shall also be liable for any fines or judgments levied by the Regional Water Quality Control Board against the City of Redlands as a result of the contractors failure to provide the annual report within the time frames listed above.

Under no circumstances does the submittal of a copy of the Annual Report to the City of Redlands relieve the contractor of his responsibility to maintain the Annual Report records for a minimum of three years after the date of submittal.

The contractor shall be responsible for preparing the Notice of Termination. The Notice of Termination shall be prepared within 30 days of the cessation of construction and shall meet all the requirements of the General Permit for Storm Water Discharges associated with Construction and Land Disturbance Activities, under the California State Water Resources Control Board. Order No. 2009-0009-DWQ, CAS000002. The Notice of Termination must be prepared by or under the direction of a QSP.

Along with submitting the Notice of Termination to the City of Redlands, the QSP shall submit one (1) hard copy and one (1) electronic copy of the Storm Water Pollution Prevention Plan (SWPPP), including all inspection reports, photographs and other documents as required by the General Permit for Storm Water Discharges associated with Construction and Land Disturbance Activities, under the California State Water Resources Control Board. Order No. 2009-0009-DWQ, CAS000002, to the Engineer.

PART 7 - WATER POLLUTION BEST MANAGEMENT PLAN (BMP) BUDGET

The Contractor shall submit a completed Water Pollution BMP budget, which itemizes the BMPs for water pollution control work. The Contractor shall identify items, quantities, and values for all water pollution control work. The Water Pollution BMP budget shall provide a cost breakdown for the water pollution control work based on BMP quantity, unit cost, and total amount.

The Contractor shall be responsible for the accuracy of the quantities and values used in the Water Pollution BMP budget. Partial payment for the item of water pollution control will not be made until the Water Pollution BMP budget is approved by the Engineer. Overhead and profit, except for time-related overhead, shall be included in the individual line items listed in the Water Pollution BMP budget. Line item quantities indicated in the Water pollution BMP budget in this section shall be considered project-specific minimums. All the BMPs listed in the Water Pollution Control BMP budget can be referenced in the CASQA Construction BMP Handbook.

PART 8 - PAYMENTS AND PENALTIES

The Water Pollution BMP budget shall include full compensation for furnishing labor, materials, tools, equipment and incidentals for doing all the work involved in reviewing, updating, and implementing a Storm Water Pollution Prevention Plan, including installing, constructing, removing and disposing of water pollution control devices and practices, and non-stormwater management and waste management and no additional compensation will be allowed, unless there is a separate prior approval in writing by the City Engineer.

It shall be understood that the City of Redlands and/or the City Engineer's acceptances does not relieve the Contractor of his/her full responsibility, legally and/or financially, to repair damages resulting from inadequacy and/or insufficiency of water pollution control devices and practices that were installed by the Contractor during construction activity.

PART 9 - LEGAL RELATIONS AND RESPONSIBILITY

The City Inspector may use any of the following measures if violations are not corrected in a timely manner or if the violation may present a danger to public health or to the environment; notices of correction or violation, stop work orders, citations, and using City staff or third party contractors to correct the problem. In the event that the above measures do not resolve the issues, the City Inspector shall inform the State Water Resources Control Board (SWRCB) of the violation and request their intervention.

The Contractor shall be solely responsible for penalties assessed or levied on the Contractor or the City of Redlands as a result of the Contractor's failure to comply with the provisions in this section, including but not limited to, compliance with the applicable provisions of the Permits, the Manuals, and Federal, State and local regulations and requirements as set forth, therein. Penalties shall also include payment made or cost incurred in settlement for alleged violations of the Permits, the Manuals, or applicable laws, regulations or requirements, Costs incurred could include sums spent instead of penalties, in mitigation or to remediate or correct violations. This shall apply regardless of the source issuing the penalties.

In the event a stop work order has been issued, the days passing between the discovery of the violation until the violation has been resolved and the stop work order has been lifted, shall be considered "working" days and shall not negate any claims by the City of Redlands for liquidated damages.

If the Contractor fails to correct violations immediately or within the time table established with the City Engineer, the City of Redlands may elect to use City staff or a third party to bring the project into compliance. The Contractor shall be responsible for the cost incurred by the City of Redlands when using City staff or a third party to bring the project into compliance. The City of Redlands reserves the right to add an additional fifteen (15) percent to the costs to cover administrative expenses.

PART 10 - RETENTION OF FUNDS

Notwithstanding any other remedies authorized by law, the City of Redlands may retain money due the Contractor under the contract, in an amount determined by the City, up to and including the entire amount of penalties proposed, assessed or levied as result of the Contractor's violation of the Permits, the Manuals, or Federal or State law, regulations or requirements. Funds may be retained by the City until final disposition has been made as to the Penalties. The Contractor shall remain liable for the full amount of penalties until such time as they are resolved with the entity seeking the penalties.

When a regulatory agency or third party identifies a failure to comply with the Permits and modifications, thereto, the Manuals, or other Federal, State or local requirements, the City of Redlands may retain money due to the Contractor, subject to the following:

A. The amounts retained, due to Contractor's failure to conform to the provisions in this section, will be released for payment on the next monthly estimate for partial payment providing the corrections have been implemented and maintained and when water pollution has been adequately controlled, as determined by the City Engineer.

During the estimated period that the Contractor fails to conform to the provisions in this section, the City may retain an amount equal to 25 percent of the estimated value for the contract work performed.

PART 11 - QUALIFIED SWPPP PRACTITIONER (QSP)

The General Construction Permit requires a Qualified SWPPP Practitioner (QSP) to oversee implementation of the BMPs and to ensure proper project oversight. Any contractors bidding and/or awarded a contract for any projects for the City of Redlands subject to the provisions of the General Permit shall employ a QSP. Prior to being awarded a construction contract, the successful bidder shall submit the name of the QSP to the City or Redlands for approval.

The QSP shall be responsible for the elimination of all unauthorized discharges and the preparation and submittal of an annual compliance evaluation report.

END OF SECTION

SECTION 01581 CONSTRUCTION INFORMATION SIGNS

1.1 THE REQUIREMENT

The City shall provide the Contractor with all required construction information signs for the project. The signs shall be installed at the locations noted in the plans, if included, or as otherwise directed by the Engineer. If the project consists of numerous sites, the construction information signs shall be relocated to each site as work progresses. The construction signs shall be installed the same day work commences on any construction site. If the sign is not installed prior to construction work beginning at a subsequent site, the City will install the information signs at the Contractor's expense.

The installation of each sign shall be the responsibility of the contractor to include mounting posts, hardware and any related incidentals to ensure the sign is placed in a safe and secure manner. For any sign required for multiple site projects, where the sign is frequently relocated and not anticipated to be installed in the ground on posts, the Contractor shall provide a Type III barricade for mounting. The contractor shall obtain approval from the Engineer following installation of the construction information sign. If the signs are installed in the ground with posts, proper vertical clearance shall be provided. The minimum vertical clearance shall be six feet within a parkway area and seven feet within the sidewalk.

The construction information sign shall remain visible at all times. The contractor shall replace stolen signs at their expense and maintain the signs, ensuring all graffiti, soil, paint, etc. is removed from the sign immediately. Upon completion of the project, each sign shall be removed and returned to the City. If the sign is not returned to the City at the completion of the project in the original condition, the cost of the sign shall be withheld from the final progress payment.

The Contractor shall notify Underground Service Alert (Dig alert) at least 2 working days, but not more than 14 calendar days, prior to performing any excavation.

Full compensation for furnishing all labor, equipment, materials, and tools required to perform the tasks noted above, and as ordered by the Engineer, shall be considered as being included in the various Contract items of work and no separate or additional compensation will be allowed therefore.

END OF SECTION

THIS PAGE INTENTIONALLY LEFT BLANK

SECTION 01721 MOBILIZATION

1.1 THE REQUIREMENT

A. General

Whether Mobilization is included as a Contract Bid Item in the Bid Proposal Form or specified as part of the lump sum in the Contract Documents, the cost of labor, equipment, materials and incidentals for doing all the work in mobilization (in advance of construction operations and not directly attributable to any specific bid item) shall be included in the Contract Price Breakdown and progress payment estimate. If there is no mobilization bid item the CONTRACTOR shall submit to the INSPECTOR for approval the Contract Price Breakdown with the amount established for mobilization.

Mobilization shall include, but not be limited to, the following items, all as required for the proper performance and completion of the Work:

1. Obtaining all permits, licenses, insurance, and bonds. Providing copies to the ENGINEER.

2. Moving onto the Jobsite all of CONTRACTOR'S plant and equipment as required.

3. Erecting temporary buildings and other construction facilities.

4. Installing temporary construction power and wiring.

5. Establishing fire protection system for its temporary facilities.

6. Developing construction water supply.

7. Providing field office trailers for the CONTRACTOR, complete with all specified equipment, furnishings, utility services and required approvals from the CITY.

8. Providing sanitary facilities or connecting to onsite sanitary facilities as specified.

9. Providing for potable water facilities as specified. This includes a means by which all on site CONTRACTOR, Subcontractor or supplier personnel can wash their hands with soap.

10. Arranging for, and erection of, CONTRACTOR'S work and storage yards and sheds.

11. Submitting all required Subcontractor insurance certificates and bonds.

12. Posting all CAL/OSHA required notices and establishment of safety programs.

13. Furnishing of Construction Schedule, Contract Price Breakdown and Submittal Schedules.

14. Erecting all temporary fencing, including removal and disposal of existing temporary fencing.

END OF SECTION

SECTION 01722 SURVEYING

PART 1 - GENERAL

A. General

1. The CONTRACTOR shall be responsible for all surveys required to layout the Work and for the accuracy of all survey work for construction. The CONTRACTOR shall include the cost of all such survey work in their Bid. The CONTRACTOR shall have all construction surveying performed by a `Licensed Land Surveyor' or a `Civil Engineer' registered by the State of California to perform such work. The ENGINEER reserves the right to verify all survey work done by the CONTRACTOR.

2. The CONTRACTOR shall preserve the initial survey control points for the duration of their usefulness. Monumentation that is subject to disturbance or destruction shall be located and referenced prior to construction and relocated and referenced if necessary after construction, in accordance with the following requirements.

B. Construction Surveys

1. The CONTRACTOR shall provide all reference stakes and form checks necessary for construction and inspection of improvements. All construction staking shall be documented in cut sheets and provided to the ENGINEER. This staking may include but is not limited to: removals, joins, rough grade, slope, utilities, storm drains, sewers, curbs, walks, paving, wall and building stakes; and any other staking necessary for construction and inspection.

C. Reference Or Grade Stakes

1. A reference or grade stake shall be set for each grade change or angle point shown on the plan, standard plan, and shop drawing, in addition to the normal staking interval.

D. Form Checks

1. Forms shall be checked when durable points may be disturbed, removed, or are impractical to be used to verify the design location. The measured location shall be recorded in the survey field notes. All variations from the plan location shall be brought to the attention of the ENGINEER.

E. Staking Intervals And Offset Stake Lines

1. All staking intervals shall be in accordance as directed by the Engineer. Stake lines shall be set at an offset distance from the improvement to ensure proper grade, station, and alignment.

F. Utility Stakes

1. The CONTRACTOR shall provide stakes for all utilities, public or private, that require location or relocation, unless otherwise stated.

G. Additional Survey Work

1. The CONTRACTOR may be required to furnish additional survey work, such as profiles, restakes, Change Orders, etc., at the request of the ENGINEER or the INSPECTOR.

H. Accuracy

1. The CONTRACTOR shall use appropriate surveying methods to obtain the following standards: For fixed works (i.e. cast-in-place concrete; asphalt pavement, pipes and drains; and other items determined by the ENGINEER) the following survey standards shall be used. The absolute horizontal accuracy, in relationship to the Engineer's control, shall be such that the semimajor axis of its 95% error ellipse is ±0.015 foot or less. The absolute vertical accuracy, in relationship to the Engineer's control, shall be such that its standard deviation is ±0.015 foot or less. The relative horizontal accuracy of survey points within the Project shall be such that the semimajor axis of its 95% error ellipse is ±0.015 foot or less. The relative vertical accuracy of survey points within the Project shall be such that its standard deviation is ±0.015 foot or less.

2. For excavation purposes, the following survey standards shall be used. The absolute horizontal accuracy, in relationship to the Engineer's control, shall be such that the semimajor axis of its 95% error ellipse is ±0.1 foot or less. The absolute vertical accuracy, in relationship to the Engineer's control, shall be such that its standard deviation is ±0.1 foot or less. The relative horizontal accuracy of survey points within the Project shall be such that semimajor axis of the 95% error ellipse is ±0.1 foot or less. The relative vertical accuracy of survey points within the Project shall be such that its standard deviation is ±0.1 foot or less.

I. Survey/Inspector

1. The CONTRACTOR shall provide to the INSPECTOR those measurements and control points necessary to determine the location and conformance to the plan, line, and grade of the improvements necessary for inspection purposes.

J. Survey Notes

1. The CONTRACTOR shall supply and keep notes on CITY standard format note sheets. The ENGINEER may request copies of, and otherwise review, survey notes at any time during the construction phase of the Project. Upon completion of the Project, the original survey notes shall become the property of the CITY and shall be delivered to the ENGINEER

PART 2 – MONUMENT PRESERVATION GUIDELINES

A. New & Reconstruction Projects

1. Prior to Construction

a. The public survey records are to be researched for the location of all possible survey monuments within the scope of the project and copies shall be furnished to the survey crew.

b. The survey crew shall diligently search for all survey monuments of record above or below the surface, within the road right-of-way. It is suggested that this search would include the use of a metal detector. When the detector indicates the possibility of a buried survey monument, then digging below the surface to uncover the monument is required.

c. The survey crew shall properly reference all found survey monuments, which may be disturbed or covered during construction, to stable surface points.

d. The authorized surveyor shall properly complete a Corner Record or Record of Survey for the monuments noted in item c, above. Prior to the start of any construction work, the original or a print of the Corner Record or Record of Survey shall be submitted to the County Surveyor for review, signature and filing. A copy shall also be provided to the City prior to the start of construction to provide documentation that the requirement is met.

2. After Construction and Prior to Notice of Completion

a. All covered and disturbed monuments shall be reset with the same or more durable type of monument as the original, in the surface of the construction. Key monuments shall be a minimum 1” inside diameter iron pipe of appropriate length.

b. A monument box or other protective structure is recommended to be placed around key monuments (section corners, quarter section corners).

c. The authorized surveyor shall properly completes a Corner Record or Record of Survey for all set monuments with a change in character, including tag number, and submit it to the County Surveyor for review, signature and filing. A copy shall also be provided to the City prior to the Notice of Completion to provide documentation that the requirement is met.

B. Overlay Projects

1. Prior To Construction

a. The public survey records are to be researched for the location of all possible survey monuments within the scope of the project and copies shall be furnished to the survey crew.

b. The survey crew shall diligently search for all survey monuments of record and on the surface of the road. It is suggested the search would include the use of a metal detector. When the detector indicates the possibility of a buried survey monument, then digging below the surface to uncover the monument within 2" of the road surface is recommended.

c. The survey crew shall properly reference found survey monuments, which may be disturbed or covered during construction, to stable surface points.

d. The authorized surveyor shall properly complete a Corner Record or Record of Survey for the monuments noted in item 3, above. Prior to the start of any construction work, the original or a print of the Corner Record or Record of Survey shall be submitted to the County Surveyor for review, signature and filing. A copy shall also be provided to the City prior to the start of construction to provide documentation that the requirement is met.

2. After Construction and Prior to Notice of Completion

a. All covered or disturbed monuments and surface monuments are reset in the new road surface, or a new monument is set in the new road surface above the buried one.

b. All existing monument boxes will be adjusted to grade or replaced, as appropriate.

c. A monument box or other protective structure should be placed around key monuments (section corners, quarter section corners).

d. The authorized surveyor shall properly complete a Corner Record or Record of Survey for all set monuments and existing monuments with a change in character, including tag number and submits it to the County Surveyor for review, signature and filing. A copy shall also be provided to the City prior to the Notice of Completion to provide documentation that the requirement is met.

C. Slurry Seal Projects

1. Prior To Construction

a. The public survey records are to be researched for the location of all possible survey monuments within the scope of the project and copies furnished to for the survey crew.

b. All monument boxes shall be located and steps taken to ensure that the survey monuments inside are readily accessible upon completion of the project.

c. The survey crew shall diligently searches for survey monuments on the surface of the roadway, and identify said monuments recovered in the field to ensure that they will be protected. The survey crew shall inventory the monuments recovered in the field in a manner that allows for their recovery and inspection after construction.

2. After Construction and Prior to Notice of Completion

a. All monument boxes shall be inspected, and appropriate action taken when needed, to ensure that the survey monuments inside are readily accessible.

b. The survey crew shall review the inventory of found monuments by field inspection to ensure that all survey monuments are clean and exposed. Those monuments covered after construction is completed shall be uncovered.

D. Monument Tie Preservation

1. Prior To Construction

a. All existing survey monument ties within the scope of the project shall be researched and identified prior to construction. Surveyor may obtain existing tie sheets from the City as available.

b. If it is determined that all ties for a survey monument may be disturbed during construction, the Surveyor shall relocate the monument ties prior to construction, within improvements that will not be disturbed, and file the revised tie sheet with the City. A minimum of three tie points should reference each centerline monument, whenever possible

2. After Construction and Prior to Notice of Completion

a. If it is determined that the result of construction will not disturb all survey monument ties for a specific monument, the Surveyor shall replace all monument ties disturbed during construction per the following guidelines:

i. Monument ties shall be placed during the finishing process of the concrete improvements.
ii. Monument ties shall be set below the elevation of the adjacent top of curb to provide protection from any future cleaning, maintenance or work around the tie.
iii. A minimum of three tie points should reference each centerline monument, whenever possible.

b. Once the construction is complete, the Surveyor shall prepare a revised tie sheet, and file with the City for all monument ties disturbed during the construction.

END OF SECTION

SECTION 01732 POTHOLING

1.1 THE REQUIREMENT

A. The CONTRACTOR shall conduct exploratory excavations by potholing to verify or to discover the actual locations and the size of existing underground utilities and improvements. The CONTRACTOR shall take care not to damage existing facilities during potholing operations. Any utility or existing facility (including those located by Underground Service Alert - USA) within 3 feet of any trench or excavation shall be potholed prior to starting the contract work in the vicinity. Potholing shall be done in each given area where excavation work is to occur at least thirty (30) calendar days in advance of any excavation or construction in that area, to avoid possible delay in the progress of the Work.

B. Potholing shall consist of excavations at the locations of utilities or other underground facilities indicated on the Drawings, located by USA, or as directed by the ENGINEER. All costs of potholing operations for the utilities indicated on the Drawings shall be included in the CONTRACTOR'S Bid.

C. If an allowance for "Additional Potholing" has been established and included in the SCHEDULE OF WORK AND PRICES, this allowance shall only be used to reimburse the CONTRACTOR for potholing utilities not shown or otherwise referenced on the drawings, or as directed by the ENGINEER. If the total cost of the Work directed under the Additional Potholing allowance differ from the amount set forth in the SCHEDULE OF WORK AND PRICES, the Contract Price shall be adjusted by a Change Order. The adjustment shall be the difference between the total actual costs and the amount included in the Bid, as an additional amount due to the CONTRACTOR or a credit to the CITY, as appropriate.

D. In addition to the potholes indicated on the Drawings, or directed by the ENGINEER, the CONTRACTOR may opt to do further potholing deemed necessary at no additional cost to the CITY.

E. Potholing operations shall conform to all applicable requirements as to sidewall slopes, sheeting and shoring, and all other excavation and trenching provisions specified herein.

F. Potholes shall be identified and protected in accordance with the Engineer's instructions, the California Manual on Uniform Traffic Control Devices (MUTCD) and Work Area Traffic Control Handbook (WATCH) Standards.

G. The CONTRACTOR'S proposed method of potholing and schedule for potholing shall be submitted to the ENGINEER for approval, at least thirty (30) days prior to the commencement of operation. Any utilities damaged during potholing shall

be immediately reported to the ENGINEER and INSPECTOR and repairs made immediately in accordance with the specifications.

H. A complete log of all potholes shall be kept by the CONTRACTOR, showing specific locations and dimensions of trenches. The log shall be verified by the INSPECTOR prior to the backfilling of the potholes. The verified log will be submitted to the ENGINEER and the INSPECTOR within two (2) working days after completion of potholing in each area. Payment for potholing utilities not shown or otherwise referenced on the drawings, or as directed by the ENGINEER will not be made unless these potholes are listed on the verified log.

I. The CONTRACTOR shall record the coordinates, elevations and dimensions of all utilities and improvements verified or discovered by potholing. The records shall be submitted to the ENGINEER within two (2) working days after the completion of potholing in each area. The records shall also include dates of the potholing operations and any additional discovered information or pertinent data.

J. Upon completion of potholing in each area, and after verification of the logs by the INSPECTOR, potholes shall be immediately backfilled and compacted in accordance with the specifications, or restored as directed by the ENGINEER.

END OF SECTION

SECTION 01740 DEMOBILIZATION

1.1 THE REQUIREMENT

A. General

Whether Demobilization is included as a Contract Bid Item in the Bid Proposal Form or specified as part of the lump sum in the Contract Documents, the cost of labor, equipment, materials and incidentals for doing all the work in demobilization (upon completion of all contract work and not directly attributable to any specific bid item) shall be included in the Contract Price Breakdown and progress payment estimate. If there is no demobilization bid item the CONTRACTOR shall submit to the INSPECTOR for approval the Contract Price Breakdown with the amount established for demobilization.

Demobilization shall include, but not be limited to, the following items, all as required for the proper performance and completion of the Work:

1. Moving off of the Jobsite all of CONTRACTOR'S plant and equipment as required.

2. Dismantling and removing all temporary buildings and other construction facilities.

3. Dismantling and removing all temporary construction power and wiring.

4. Removing all sanitary facilities from the work site.

5. Remove all waste, debris, and rubbish caused by construction operations within the work area, adjacent properties and public roads.

6. Materials and equipment shall be removed from the site as soon as they are no longer necessary. Before the final inspection, the site shall be cleared of equipment, unused materials and rubbish so as to present a satisfactory clean and neat appearance. All cleanup costs shall be included in the CONTRACTOR'S Bid.

7. Dismantling and removal of all temporary fencing.

8. Provide City with all required As-Built drawings.

9. All required Corner Records have been filed with the County and all copies provided to the City per Section 01722 Surveying.

10. All items noted within the final inspection ("Punchlist") have been completed to the satisfaction of the City.

11. All project photographs as required within Section 01322 Construction Progress Photography have been provided.

12. Notice of Completion (NOC) will not be filed until all work is complete per this Section 01740.

END OF SECTION

TECHNICAL SPECIFICATIONS

THIS PAGE INTENTIONALLY LEFT BLANK

SECTION 02222 PROTECTING EXISTING UNDERGROUND UTILITIES

PART 1 - GENERAL

A. Description

This section includes materials and procedures for protecting existing underground utilities.

B. Related Work Specified Elsewhere

1. General Conditions

PART 2 - MATERIALS

A. Replacement in Kind

Except as indicated below or as specifically authorized by the Owner's Representative, reconstruct utilities with new material of the same size, type, and quality as that removed.

B. Vitrified Clay Sewer Pipe and Couplings

For sewer pipe 8 inches in diameter or under, replacement shall consist of plain-end pipe conforming to ASTM C 700. Compression couplings shall conform to ASTM C 594, band seal couplings or equal. Use at least two lengths of pipe in crossing the trench section as shown on the details in the drawings.

PART 3 - EXECUTION

A. General

1. Replace in kind street improvements, such as curbs and gutters, barricades, traffic islands, signalization, fences, signs, etc., that are cut, removed, damaged, or otherwise disturbed by the construction.

2. Where utilities are parallel to or cross the construction but do not conflict with the permanent work to be constructed, follow the procedures given below and as indicated in the drawings. Notify the utility owner 48 hours in advance of the crossing construction and coordinate the construction schedule with the utility owner's requirements. For utility crossings not shown in the drawings, refer to the General Conditions and the instructions of the Owner's Representative for guidance.

3. Determine the true location and depth of utilities and service connections which may be affected by or affect the work. Determine the type, material, and condition of these utilities. In order to provide sufficient lead time to resolve unforeseen conflicts, order materials and take appropriate measures to ensure that there is no delay in work.

4. Expose utilities 1,300 feet in advance of the pipeline construction.

B. Procedures

1. Protect in Place: Protect utilities in place, unless abandoned, and maintain the utility in service, unless otherwise specified in the drawings or in the specifications.

2. Cut and Plug Ends: Cut abandoned utility lines and plug the ends. Plug storm drains and sewers with an 8-inch wall of brick and mortar. Cap waterlines with a cast-iron cap or install a 3-foot-long concrete plug. Dispose of the cut pipe as unsuitable material.

3. Remove and Reconstruct: Where so indicated in the drawings or as required by the Owner's Representative, remove the utility and, after passage, reconstruct it with new materials. Provide temporary service for the disconnected utility.

C. Compaction

1. Utilities Protected in Place: Backfill and compact under and around the utility so that no voids are left.

2. Utilities Reconstructed: Prior to replacement of the utility, backfill the trench and compact to an elevation 1 foot above the top of the ends of the utility. Excavate a cross trench of the proper width for the utility and lay, backfill, and compact.

3. Alternative Construction--Sand Slurry: Sand slurry consisting of one sack (94 pounds) of portland cement per cubic yard of sand and sufficient moisture for workability may be substituted for other backfill materials to aid in reducing compaction difficulties. Submit specific methods and procedures for the review of the Owner's Representative prior to construction.

4. The protection of the utility during construction.

D. Thrust Blocks on Waterlines

Note that restrained joints is the required method of controlling thrust restraint on this project except where shown on the plans or as approved otherwise by the City of Redlands.

1. The Contractor's attention is called to thrust blocks delineated in the drawings for waterlines throughout the project whose thrust is in the direction of the new excavation and, therefore, may be affected by the construction. These waterlines are

owned and operated by the Owner. Protect thrust blocks in place or shore to resist the thrust by a means approved by the Owner and reconstruct. If the thrust blocks are exposed or rendered to be ineffective in the opinion of the Owner's Representative, reconstruct them to bear against firm unexcavated or backfill material.

2. Provide firm support by backfilling that portion of the trench for a distance of 2 feet on each side of the thrust block to be reconstructed from the pipe bedding to the pavement subgrade, with either:

   a. Sand-cement slurry (94 pounds of cement per cubic yard).

   b. The native material compacted to a relative compaction of 95%.

3. Then excavate the backfill material for construction of the thrust block.

4. Test compaction of the backfill material before pouring any concrete thrust block. Use Class 560-C-3250 concrete for reconstruction.

E. Adjacent Parallel Utilities

1. The Contractor's attention is called to utilities throughout the project that are parallel to the proposed utility.

2. The position of these utilities is just outside the new construction. Protect these utilities from any disturbances and repair the lines and associated vaults and appurtenances if they are damaged in any way. All costs incurred for protection of these lines or any costs incurred due to the presence of the lines, whether or not they lie within the new construction, shall be borne in full by the Contractor.

END OF SECTION

THIS PAGE INTENTIONALLY LEFT BLANK

STREETBONDCL COATING APPLICATION TO NON-TEXTURED ASPHALT PAVEMENT SPECIFICATION

PART 1 – GENERAL

1.1 DESCRIPTION

A. **StreetBondCL** cycle lane coating is a highly specialized coating specifically designed for application onto asphalt pavement to demarcate cycle lanes.

B. **StreetBondCL** Advanced Coatings for Asphalt are specifically formulated for application to asphalt pavement and have been confirmed by a certified testing facility to possess a balance of performance properties for a durable and color-fast finish.

C. A variety of colors are available, including green and red. Please refer to www.streetbond.com to view these. Custom colors are available upon request as well as LEED compliant colors.

D. **StreetBondCL** cycle lane coating performance has been tested and verified by an independent recognized testing laboratory. A Certificate of Analysis confirming these test results is available through either an Accredited Applicator or directly from Quest Construction Products (800-541-4383). Please refer to the certified performance properties of **StreetBondCL** cycle lane coating outlined in Section 2 of this specification.

E. **StreetBondCL** coatings are only available from Quest Construction Products, (Tel. 800-541-4383).

F. Qualifications. Only **Accredited Applicators** may bid for and perform the imprinted portion of this work. Please refer to **Section 1.3 DEFINITIONS.**

1.2 REFERENCES

A. ASTM D-4541 Standard Test Method for Pull-Off Strength of Coatings Using Portable Adhesion Tester.

B. ASTM D-4060 Test Method for Abrasion Resistance of Organic Coatings by the Taber Abraser.

C. ASTM D-2697 Standard Test Method for Volume of Nonvolatile Matter in Clear or Pigmented Coatings.

D. ASTM D522-93A Standard Test Method for Mandrel Bend Test of Attached Organic Coatings.

E. ASTM D1653 Standard test method for water vapor transmission or organic film coatings.

F. ASTM G-155 Accelerated Weathering Environment Standard Practice for Operating Xenon Arc Light Apparatus for Exposure of Nonmetallic Materials.

G. ASTM D 2369 Weight Solids Standard test method for Volatile Content of Coatings.

H. ASTM D 1475 Standard Test method for Density of Paint, Varnish, Lacquer, Other related products.

STREETBONDCL COATING APPLICATION TO NON-TEXTURED ASPHALT PAVEMENT SPECIFICATION

I. ASTM D-2240 (2000) Standard Test Method for Rubber property – Durometer hardness.
J. ASTM D-5895 Standard Test Method of drying or curing during film formation of organic coatings using mechanical recorders.
K. ASTM D-570 Standard Test Method for water absorption of plastics.

1.3 DEFINITIONS

A. **"Accredited Applicator"** has a valid Accreditation Certificate as offered by Quest Construction Products. (Tel. 800-541-4383). **StreetBond** applicators are reviewed on an annual basis. All **Accredited Applicators** have been qualified by Quest Construction Products to perform the Work.
B. **"Applicator"** means the installer of the **StreetBond** coatings.
C. **"Owner"** means the Owner and refers to the representative person who has decision making authority for the Work.
D. **"Textured asphalt pavement"** is asphalt pavement that has been subjected to imprinting or stamping in a specific pattern.
E. **"Non-textured asphalt pavement"** is asphalt pavement that is unstamped and is sometimes referred to as "flatwork".
F. **The "Work"** is the asphalt pavement texturing work contemplated in this bid submission and specification.
G. **"Scuffing"** is a "tear" of the asphalt pavement caused by an external force. Stationary vehicle tires turning on the pavement surface is a typical cause.
H. **"Layer"** is a pass, using the RSG spray gun, that is allowed to dry before the next pass is applied.

1.4 SUBMITTALS

A copy of the Accreditation Certificate, available from the **Applicator,** is required with submittal.

PART 2 – PRODUCTS

2.1 MATERIALS – STREETBONDCL COATING

StreetBondCL coating has been scientifically formulated to provide the optimal balance of performance properties for a durable, long lasting color and texture finish to asphalt pavement surfaces. Some of these key properties include wear and crack resistance, color retention, adhesion, minimal water absorption and increased friction properties. **StreetBond** coatings are environmentally safe and meet EPA requirements for Volatile Organic Compounds (VOC).

A. **StreetBondCL** is a premium epoxy modified, acrylic, waterborne coating specifically designed for application on asphalt pavements. It has a balance of properties to ensure good adhesion and movement on flexible pavement,

while providing good durability. **StreetBondCL** is durable in both dry and wet environments.

B. StreetBond Colorant is a highly concentrated, high quality, UV stable pigment blend designed to add color to **StreetBondCL**. One unit of Colorant shall be used with one pail of **StreetBondCL** coating material.

2.1.1 Properties of StreetBond coatings

The following tables outline the physical and performance properties of the **StreetBond** coatings as determined by an independent testing laboratory.

TABLE 1: Typical Physical Properties of StreetBondCL Coatings.

Characteristic	Test Specification	StreetBondCL
Solids by Volume	ASTM D-2697	**55%**
Solids by Weight	ASTM D-2369	**68.9%**
Density	ASTM D-1475	**13.34 lbs/gal (1.599 kg/l)**

TABLE 2: Typical Performance Properties of StreetBond Coatings

Characteristic	Test Specification	StreetBondCL	
Dry time (To re-coat)	ASTM D-5895 23℃; 37% RH	**35 min**	
Taber Wear Abrasion Dry H-10 wheel	ASTM D-4060 1 day cure	**0.98 g/1000 cycles**	
Taber Wear Abrasion Wet H-10 wheel	ASTM D-4060 7 days cure	**3.4 g/1000 cycles**	
Accelerated Weathering Environment	ASTM G-155 2,000 hours (CIE Units)	**ΔE = 0.49 (brick color)**	
Hydrophobicity Water absorption	ASTM D-570	**8.3% (9 days immersion)**	
Shore hardness	ASTM D-2240	**63 Type D**	
Mandrel Bend	ASTM D522-93A	**1/4" @ 21°C**	
Permeance	ASTM D1653	**3.45 g/m²/hr (52 mils)**	
VOC	Per MSDS	**23 g/l**	
Adhesion to Asphalt	ASTM D-4541	**Substrate Failure**	
Friction Wet	ASTM E-303 British Pendulum Tester	**WP* coated**	**64**
		WP* uncoated	**57**
		AC coated**	**73**
		AC uncoated**	**60**

STREETBONDCL COATING APPLICATION TO NON-TEXTURED ASPHALT PAVEMENT SPECIFICATION

*WP – test conducted on asphalt pavement in wheel path
**AC – test conducted on asphalt pavement adjacent to curb.

Certificates of Analysis are available upon request for each of these properties.

2.2 EQUIPMENT FOR STREETBOND APPLICATION

The equipment described has been designed specifically for optimal application of StreetBond coatings. Other equipment may or may not be suitable and could compromise the performance of the StreetBond coatings and/or reduce crew productivity.

A. The **Rapid Sprayer II** is a proprietary coating sprayer supplied by Integrated Paving Concepts Inc. and is capable of applying the **StreetBond** coatings to the asphalt pavement surface in a thin, controlled film which will optimize the drying and curing time of the coating.

B. The **StreetBond Coatings Mixer** is a motorized mixing device designed to ensure efficient and thorough blending of the **StreetBond** components.

C. The **Rapid Finisher II** is an electric powered broom supplied by Integrated Paving Concepts Inc. that can be used in the application of **StreetBond** coatings to improve productivity. It is especially useful on larger projects.

PART 3 - EXECUTION

3.1 GENERAL

StreetBond coating shall be supplied and applied on non-textured asphalt surface by an **Accredited Applicator** in accordance with the plans and specifications or as directed by the Owner. Do not begin installation without confirmation of an Accreditation Certificate.

3.2 PRE-CONDITIONS

The condition of the asphalt substrate will impact the performance of the **StreetBond** coatings. A highly stable asphalt pavement free of defects is recommended.

3.2.1 Pre-requisites for new asphalt pavement

A durable and stable asphalt pavement mix design installed according to best practices over a properly prepared and stable substrate is a pre-requisite for all long-lasting asphalt pavement surfaces. The application of **StreetBond** does not change this requirement.

STREETBONDCL COATING APPLICATION TO NON-TEXTURED ASPHALT PAVEMENT SPECIFICATION

3.2.3 Pavement Marking Removal: recommended guidelines

Pavement markings may be removed by sandblasting, water-blasting, grinding, or other approved mechanical methods. The removal methods should, to the fullest extent possible, cause no significant damage to the pavement surface.
The Owner shall determine if the removal of the markings is satisfactory for the application of **StreetBond** coatings. Work shall not proceed until this approval is granted.

3.2.4 Surface Preparation

The asphalt pavement surface shall be dry and free from all foreign matter, including but not limited to dirt, dust, de-icing materials, and chemical residue.

3.3 APPLICATION OF STREETBOND COATINGS

3.3.1 StreetBond Coating System Options

The selection of the appropriate **StreetBond** coating or system of coatings and the required number of layers of each is dependent upon the application as outlined here in **TABLE 3**.

TABLE 3: COATING SYSTEM OPTIONS

	Stamped Asphalt surface Scuff** concern	Stamped Asphalt surface No Scuff** concern	Non Stamped / Textured*** Asphalt surface
No Vehicle Traffic ▪ Pedestrian ▪ Cycle paths ▪ Sidewalks ▪ Plazas	N/A	3 layers StreetBond150	
Very Low Vehicle Traffic ▪ Residential	1 layer StreetBond150 over 2 layers StreetBond CemBase		3 layers StreetBond150
Low / Medium Vehicle Traffic ▪ Parking lots ▪ Low traffic crosswalks ▪ Low traffic entries ▪ Level Medians ▪ Cycle paths in traffic	2 layers StreetBond150 over 2 layers StreetBond CemBase		4 layers StreetBond150

Notes:

1. The **Applicator** can make the final determination of the coating system option to be used for the project.

STREETBONDCL COATING APPLICATION TO NON-TEXTURED ASPHALT PAVEMENT SPECIFICATION

2. Additional layers of **StreetBondCL** may be used to provide additional build thickness in high wear areas such as wheel paths and vehicle turning areas.

3. A maintenance program may be required for applications exposed to:

- scuffing
- abrasive materials (such as salt and sand)
- abrasive equipment (such as snow removal equipment)

3.3.2 Coating Application Guidelines

A. The **Applicator** shall use the **Rapid Sprayer II** to apply the **StreetBond** coatings.

B. The asphalt pavement surface shall be completely dry and thoroughly cleaned prior to application of the coatings.

C. The coating application shall proceed as soon as practical upon completion of the imprinting of the asphalt pavement where applicable.

D. The first layer of coating shall be spray applied then broomed to work the coating material into the pavement surface. Subsequent applications shall be sprayed then broomed or rolled. Each application of coating material shall be allowed to dry to the touch before applying the next layer.

E. The **Applicator** shall apply the **StreetBond** coatings only when the air temperature is 50℉ / (10℃) and rising and will no t drop below 50℉ / (10℃) within 24 hours. No precipitation should be expected within 24 hours.

3.4 COATING COVERAGE & THICKNESS

Recommended coating coverage and thickness is as outlined in **TABLE 4** below. Actual coverage may be affected by the texture of the asphalt pavement substrate and the imprint pattern selected. There will be less coverage with the first layer and higher coverage with subsequent layers.

TABLE 4: COATING COVERAGE AND THICKNESS

	COVERAGE (approx.)		THICKNESS (approx.)			
# OF LAYERS	TEXTURED (Offset brick) SF/pail	NON-TEXTURED SF/pail	WET		DRY	
			mm	mil	mm	mil
3	200	225	0.65	25.7	0.36	14.1
4	150	175	0.87	34.3	0.48	18.9

STREETBONDCL COATING APPLICATION TO NON-TEXTURED ASPHALT PAVEMENT SPECIFICATION

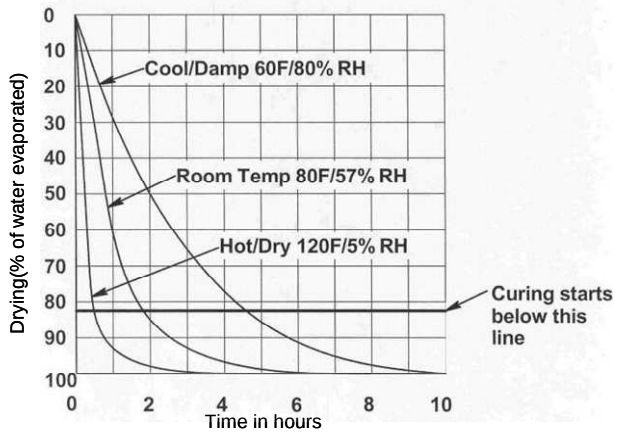
3.5 OPENING TO TRAFFIC

Minimally, the surface coating must be 100% dry before traffic is permitted. The following table is a guide:

3.6 EDGE STRIPING

Once **StreetBondCL** cycle lane coating has dried, a hot spray applied white stripe may be installed along the edge of the bike path if desired.

TABLE 5: COATING DRY TIMES (TYPICAL)



Coating Dry Time (Laboratory)

This graph shows the increase in drying time when temperatures are lower.

Environmental factors such as sunlight and wind play a major role in drying.

If StreetBond coatings are applied when moisture cannot evaporate, then the coating will not dry. The drying and curing of StreetBond coatings have a direct impact on performance.

PART 4 – MEASUREMENT AND PAYMENT

4.1 MEASUREMENT

The measured area is the actual area of asphalt pavement where **StreetBond** has been applied, measured in place. No deduction will be made for the area(s) occupied by manholes, inlets, drainage structures, bollards or by any public utility appurtenances within the area.

4.2 PAYMENT

Payment will be full compensation for all work completed as per conditions set out in the contract. For unit price contracts, the payment shall be calculated using the measured area as determined above.

THIS PAGE INTENTIONALLY LEFT BLANK

APPENDIX

THIS PAGE INTENTIONALLY LEFT BLANK

APPENDIX A
CHECKLIST OF LABOR LAW REQUIREMENTS

THIS PAGE INTENTIONALLY LEFT BLANK

CHECKLIST OF LABOR LAW REQUIREMENTS
TO REVIEW AT JOB CONFERENCE MEETINGS

Name (print) _____ Date _____

Company _____ Project _____

The Federal and State labor law requirements applicable to the contract are composed of, but not limited to, the following:

1. Payment of Prevailing Wage Rates

The contractor to whom the contract is awarded and its subcontractors hired for the public works project are required to pay not less than the specified general prevailing wage rates to all workers employed in the execution of the contract. The contractor is responsible for ascertaining and complying with all current general prevailing wage rates for crafts and any rate changes that occur during the life of the contract. Information on all prevailing wage rates and all rate changes are to be posted at the job site for all workers to view.

2. Apprentices

It is the duty of the contractor and subcontractors to employ registered apprentices on the public works project under Labor Code Section 1777.5.

3. Penalties

There are penalties required for contractor's/subcontractor's failure to pay prevailing wages and for failure to employ apprentices, including forfeitures and debarment under Labor Code Sections 1775; 1776; 1777.1; 1777.7 and 1813.

4. Certified Payroll Reports

Under Labor Code Section 1776, contractors and subcontractors are required to keep accurate payroll records showing the name, address, social security number and work classification of each employee and owner performing work; also the straight time and overtime hours worked each day and each week, the fringe benefits, and, the actual per diem wage paid to each owner, journey person, apprentice worker or other employee hired in connection with the public works project. Employee payroll records shall be certified and shall be made available for inspection at all reasonable hours at the principal office of the contractor/subcontractor, or shall be furnished to any employee, or his/her authorized representative on request, pursuant to Labor Code Section 1776. Each contractor and subcontractor shall submit its weekly certified payroll reports to the LCR from the agency no less than weekly or within ten days of request. In the event that there has been no work performed during a given week, the certified payroll report shall be annotated: "No work" for that week. Under Labor Code Section 1776(h) there are penalties required for contractor's/ subcontractor's failure to maintain and submit copies of certified payroll records on request. **For projects bidding after April 1, all contractors will need to upload their certified payroll to the Department of Labor Standards Enforcement website. Effective Jan. 1, 2016, ALL projects will require contractors to upload all certified payroll. This requirement is in addition to the request for payrolls by the City of Redlands;

5. Nondiscrimination in Employment

There exist prohibitions against employment discrimination under Labor Code Sections 1735 and 1777.6, the Government Code, the Public Contracts Code, and Title VII of the Civil Rights Act of 1964.

6. Kickbacks Prohibited

Contractors and subcontractors are prohibited from recapturing wages illegally or extracting "kickbacks" from employee wages under Labor Code Section 1778.

7. Acceptance of Fees Prohibited

There exists a prohibition against contractor/subcontractor acceptance of fees for registering any person for public work under Labor Code Section 1779; or for filling work orders on public works contracts pursuant to Labor Code Section 1780.

8. Listing of Subcontractors

All prime contractors are required to list properly all subcontractors hired to perform work on the public works projects covering more than one-half of one percent, pursuant to Government Code 4100 et seq.

9. Properly Licensed and Registered

Contractors are required to be licensed properly and to require that all subcontractors be properly licensed. Penalties are required for employing workers while unlicensed under Labor Code Section 1021 and under the California Contractor License Law found at Business and Professions Code Section 7000 et seq. Contractors and subcontractors are also required to be registered with the Division of Labor Standards Enforcement to work on public works projects in California. Requirements for registration and penalties for not being registered are found in Labor Code 1773.3.

10. Unfair Competition Prohibited

Contractors and subcontractors are prohibited from engaging in unfair competition as specified under Business and Professions Code Sections 17200 to 17208.

11. Workers Compensation Insurance

Labor Code 1861 requires contractors and subcontractors be insured properly for workers compensation.

12. OSHA

Contractors and subcontractors are required to abide by the Occupational, Safety and Health laws and regulations that apply to the particular construction project.

13. Undocumented Workers

Contractors and subcontractors are prohibited by the Federal government against hiring undocumented workers, and must secure proof of eligibility/citizenship from all workers.

14. Itemized Wage Statements

Contractors and subcontractors must provide itemized wage statements to employees per Labor Code 226.

In accordance with Federal and State laws and with the awarding agency contract documents, the undersigned prime contractor wishes to assure the City of Redlands that it intends to comply with the above-referenced labor law requirements, fully understanding that failure to comply with the above requirements may subject it to penalties as provided above.

Contractor	**City of Redlands**
_____	_____
Name Printed	Name Printed
_____	_____
Signature	Signature
_____	_____
Title	Title
_____	_____
Date	Date

IMPORTANT NOTICE

New Requirements for Contractors Working on California Public Works / Prevailing Wage Projects

Significant changes in prevailing wage law have recently been made that affect all contractors working on Public Works Projects within California. Please note the following important information:

CONTRACTOR REGISTRATION REQUIREMENT

By April 1, 2015, all contractors must be registered with the Division of Labor Standards Enforcement (DLSE) to work on public works projects in California.

WHO must register?
All contractors and subcontractors working on public works projects in California must be registered. This includes prime contractors, subcontractors and sole owner/operators- everyone performing labor on a public works project.

WHEN is registration required?
Contractors must be registered with the DLSE to bid on all public works projects that bid after March 1, 2015. All contractors working on public works projects must be registered by April 1, 2015. Registration is valid until June 30 of each year and may be renewed annually. Registrations are currently being accepted.

WHERE do I register?
Registration is done online at:
https://efiling.dir.ca.gov/PWCR/ActionServlet?action=displayPWCRegistrationForm

HOW MUCH is the fee?
Contractor registration fee is currently set at $300 but may increase each year. This fee shall be paid during the initial registration and each annual renewal.

DO I qualify for registration?
Contractors will need to meet minimum qualification standards to be registered. These include:

- Be properly licensed with the Contractors State License Board for your trade.
- Provide evidence of workers compensation insurance (if applicable).
- Be in good standing (Have no outstanding liabilities for wages, damages, penalties due to an employee or the State, may not be under State or Federal debarment).

WHAT happens if I don't register?
Unregistered contractors working on or bidding for public works projects will be subject to an immediate $2,000 fine and the $300 registration fee to continue working on the project. Unregistered contractors may be removed from the project by the Awarding Agency. Contractors found working on public works projects without being registered also risk not being approved for registration by DLSE.

ELECTRONIC CERTIFIED PAYROLL REPORTING REQUIREMENTS

Prevailing wage law has been changed to require contractors to submit certified payrolls electronically to the DLSE.

WHO is required to submit certified payrolls?
All contractors, subcontractors and sole owner/operators will be required to submit certified payrolls electronically to the DLSE.

WHEN do I need to submit certified payrolls electronically?
If your project is awarded after April 1, 2015, electronic payroll submission is required immediately. Otherwise, electronic payroll submission will be required for all projects awarded on or after January 1, 2016.

WHERE do I submit my certified payrolls?
For now, certified payrolls can be submitted by contractors to the DLSE at: https://apps.dir.ca.gov/ecpr/DAS/AltLogin This website address will change when the DLSE implements their online electronic database system which still has not been developed. Alliant will notify contractors when this system is available.

DO I still need to submit hard copy certified payrolls?
The City of Redlands will still require hard copy submission of certified payroll reports per your contract. The requirement to submit certified payrolls electronically to the DLSE does not replace the requirement for contractors to submit payrolls to the City of Redlands.

Contact the City of Redlands regarding any questions you may have regarding the new requirements for contractor registration or online submission of certified payroll: (909) 798-7698.

PUBLIC WORKS CONTRACT AWARD INFORMATION (DAS-140)

This is not a request for dispatch of apprentices.

Contract award information must be sent to your Apprenticeship Committee if you are approved to train. If you are not approved to train, you must send the information (which may be this form) to ALL applicable Apprenticeship Committees in your craft or trade in the area of the site of the public work. Go to: **http://www.dir.ca.gov/das/PublicWorksForms.htm** for information about programs in your area and trade. The information shall be provided to the applicable apprenticeship committee within ten (10) days of the date of the execution of the prime contract or subcontract, but in no event later than the first day in which the contractor has workers employed upon the public work.

Do not send this form to the Division of Apprenticeship Standards.

NAME OF YOUR COMPANY	CONTRACTORS STATE LICENSE NO.
MAILING ADDRESS-NUMBER & STREET, CITY, ZIP CODE	AREA CODE & TELEPHONE NO.
NAME AND ADDRESS OF PUBLIC WORKS PROJECT	DATE YOUR CONTRACT WAS EXECUTED
	DATE OF EXPECTED/ACTUAL START OF PROJECT
NAME & ADDRESS OF PUBLIC AGENCY AWARDING CONTRACT	ESTIMATED NUMBER OF JOURNEYMAN HOURS
	OCCUPATION OF APPRENTICE
THIS FORM IS BEING SENT TO: (NAME AND ADDRESS OF APPRENTICESHIP PROGRAM(S)	ESTIMATED NUMBER OF APPRENTICE HOURS
	APPROXIMATE/ACTUAL DATES TO BE EMPLOYED

This is not a request for dispatch of apprentices.

Contractors must make a separate request for actual dispatch, in accordance with Section 230.1(a) California Code of Regulations

Check One of the Boxes Below

1. ☐ We are already approved to train apprentices by the _____ Apprenticeship Committee. We will employ and train under their standards. (Enter name of Committee)

2. ☐ We will comply with the standards of _____ Apprenticeship Committee for the duration of this job only. (Enter name of Committee)

3. ☐ We will employ and train apprentices in accordance with the California Apprenticeship Council regulations, including § 230.1 (c) which requires that apprentices employed on public projects can only be assigned to perform work of the craft or trade to which the apprentice is registered and that the apprentices must at all times work with or under the direct supervision of journeyman/men.

_____
Signature Date

_____
Typed Name

_____
Title

DAS-140 FORM - PUBLIC WORKS CONTRACT AWARD INFORMATION

(Title 8, California Code of Regulations, Section 230)
(California Labor Code, Section 1777.5 (e))

SUBMIT CONTRACT AWARD INFORMATION

Prior to commencing work on a contract for Public Works **every** Contractor shall provide contract award information to the apprenticeship committee for each applicable apprenticeable craft or trade in the area of the site of the public works project that has approved the contractor to train apprentices. Contractors who are not already approved to train by an apprenticeship program sponsor shall provide contract award information to **all** of the applicable apprenticeship committees whose geographic area of operation includes the area of the public works project. This contract award information shall be in writing on a DAS Form 140, Public Works Contract Award Information or a letter which includes the following information:

(1) Contractor's name, address, telephone number and state license number;
(2) The full name and address of the public work awarding agency;
(3) The exact location of the public work site;
(4) Date of the contract award;
(5) Expected start date of the work;
(6) Estimated journeyman hours;
(7) Occupation of Apprentice;
(8) Approximate number of apprentices to be employed; and
(9) Approximate dates apprentices will be employed.

This information shall be provided to the applicable apprenticeship committee within ten (10) days of the date of the execution of the prime contract or subcontract, but in no event later than the first day in which the contractor has workers employed upon the public work.
Failure to provide contract award information, which is known by the awarded contractor, shall be deemed to be a continuing violation for the duration of the contract, ending when a Notice of Completion is filed by the Awarding Body, for the purpose of determining the accrual of penalties under Labor Code Section 1777.7.

THE TOP SECTION OF THE FORM COMPLETELY FILLED OUT will provide the information required pursuant to California Labor Code Section 1777.5 and California Code of Regulations Section 230.1.

LOWER SECTION OF THE FORM Check an appropriate box (#1, 2 or 3) for your status.

In addition to the "ORIGINAL(S)" mailed to all applicable Apprenticeship Committees, a copy of this information shall also be submitted to the City of Redlands.

NOTE: The filing of a DAS 140 is not a request for the dispatch of registered apprentices

CONTRACTOR FRINGE BENEFIT STATEMENT

Project Name:	Project Location:	Today's Date:
Contractor / Subcontractor Name:	Business Address:	

In order that the proper Fringe Benefit rates can be verified when checking payrolls on the above contract, the hourly rates for fringe benefits, subsistence and/or travel allowance payment made for employees by the employer on the various classes of work are tabulated below. Please Include Apprentice Rates.

Classification:		Effective Date:	Subsistence or Travel Pay: $_____
EMPLOYER PAID FRINGE BENEFITS	Health & Welfare $_____ hr	Paid To: Name of Plan/Fund/Program: Address:	_____ _____
	Pension $_____ hr	Paid To: Name of Plan/Fund/Program: Address:	_____ _____
	Vacation/Holiday $_____ hr	Paid To: Name of Plan/Fund/Program: Address:	_____ _____
	Training $_____ hr	Paid To: Name of Plan/Fund/Program: Address:	_____ _____
	Other $_____ hr	Paid To: Name of Plan/Fund/Program: Address:	_____ _____

Classification:		Effective Date:	Subsistence or Travel Pay: $_____
EMPLOYER PAID FRINGE BENEFITS	Health & Welfare $_____ hr	Paid To: Name of Plan/Fund/Program: Address:	_____ _____
	Pension $_____ hr	Paid To: Name of Plan/Fund/Program: Address:	_____ _____
	Vacation/Holiday $_____ hr	Paid To: Name of Plan/Fund/Program: Address:	_____ _____
	Training $_____ hr	Paid To: Name of Plan/Fund/Program: Address:	_____ _____
	Other $_____ hr	Paid To: Name of Plan/Fund/Program: Address:	_____ _____

Supplemental statements must be submitted during the progress of the work should there be an increase or change in rates. Use additional sheets as necessary. (Attach a copy of your most recent premium transmittal (including copy of check submitted) into each of the above plans/funds/programs or a letter from the above plans/funds/programs reflecting current payment status).

I certify under penalty of perjury that fringe benefits are paid to the approved plans, funds or programs as listed above.

Print Name and Title	Signature and Date (Wet Signature Required)

California
Department of
Industrial Relations

PUBLIC WORKS PAYROLL REPORTING FORM

Page _____ of _____

NAME OF CONTRACTOR:
OR SUBCONTRACTOR:

CONTRACTOR'S LICENSE NO.:
SPECIALITY LICENSE NO.:

ADDRESS:

PAYROLL NO.:

FOR WEEK ENDING:

SELF-INSURED CERTIFICATE NO.:
WORKERS' COMPENSATION POLICY NO.:

PROJECT OR CONTRACT NO.:
PROJECT AND LOCATION:

(1) NAME, ADDRESS AND SOCIAL SECURITY NUMBER OF EMPLOYEE	(2) NO. OF WITH-HOLDING EXEMPTIONS	(3) WORK CLASSIFICATION	(4) DAY	M	T	W	TH	F	S	S	(5) TOTAL HOURS	(6) HOURLY RATE OF PAY	(7) GROSS AMOUNT EARNED		(8) DEDUCTIONS, CONTRIBUTIONS AND PAYMENTS							(9) NET WGS PAID FOR WEEK	(9) CHECK NO.
				DATE																			
				HOURS WORKED EACH DAY																			
			S										THIS PROJECT	ALL PROJECTS	FED. TAX	FICA (SOC. SEC.)	STATE TAX	SDI	VAC/ HOLIDAY	HEALTH & WELF.	PENSION		
			O												TRAING.	FUND ADMIN	DUES	TRAV/ SUBS.	SAVINGS	OTHER*	TOTAL DEDUC-TIONS		
			S										THIS PROJECT	ALL PROJECTS	FED. TAX	FICA (SOC. SEC.)	STATE TAX	SDI	VAC/ HOLIDAY	HEALTH & WELF.	PENSION		
			O												TRAING.	FUND ADMIN	DUES	TRAV/ SUBS.	SAVINGS	OTHER*	TOTAL DEDUC-TIONS		
			S										THIS PROJECT	ALL PROJECTS	FED. TAX	FICA (SOC. SEC.)	STATE TAX	SDI	VAC/ HOLIDAY	HEALTH & WELF.	PENSION		
			O												TRAING.	FUND ADMIN	DUES	TRAV/ SUBS.	SAVINGS	OTHER*	TOTAL DEDUC-TIONS		
			S										THIS PROJECT	ALL PROJECTS	FED. TAX	FICA (SOC. SEC.)	STATE TAX	SDI	VAC/ HOLIDAY	HEALTH & WELF.	PENSION		
			O												TRAING.	FUND ADMIN	DUES	TRAV/ SUBS.	SAVINGS	OTHER*	TOTAL DEDUC-TIONS		

S = STRAIGHT TIME
O = OVERTIME
SDI = STATE DISABILITY INSURANCE

*OTHER – Any other deductions, contributions and/or payments whether or not included or required by prevailing wage determinations must be separately listed. Use extra sheet(s) if necessary

CERTIFICATION **MUST** be completed
(See reverse side)

Form A-31 (New 2-80)

Statement of Compliance

Date:_____

I _____, the undersigned, am the _____ with the authority to act for and on
(Print Name) (Position in Business)
behalf of _____ certify under penalty of perjury that the records commencing on _____ and ending on _____ submitted herein and consisting of ____ pages are the originals, full and corrected documents, which depict the payroll record(s) of actual disbursements by way of cash, check, or whatever form to the individual or individuals names,

(1) That this employer has complied with the requirements of the California Labor Code Sections. 1771, 1811, and 1815 for all performed on this public works project, and that the classifications set forth therein for each trade rate conform with the work Performed.
(2) That any apprentices employed in the above period are duly registered to a bona fide apprenticeship program registered with the State of California's Division of Apprenticeship Standards.

PAYROLL/OTHER DEDUCTIONS

1. I herein certify the *full* and complete Prevailing Wages were paid as currently published and posted by the Director of Industrial Relations, State of California and only deductions as authorized under the laws of the State *of* California or the laws of United States of America have been made from these sums.
2. All other deductions are clearly listed for each employee on an attachment as required by the Director of Industrial Relations, State of California.

OPTIONAL BENEFIT PLANS

I herein certify that all employee deductions for benefit plans are authorized and the employee(s) are signed up for the plan(s) and are receiving the benefit(s) of the plan(s) listed.

☐ WHERE FRINGE BENEFITS ARE PAID TO APPROVED PLANS, FUNDS, OR PROGRAMS
In addition to the basic hourly wage rates paid to each laborer or mechanic listed in the above payroll, payment of fringe benefits as listed in the contract have or will be made to the appropriate programs for the benefit of such employees, except as noted below.

☐ WHERE FRINGE BENEFITS ARE PAID IN CASH
Each laborer or mechanic listed in the above payroll has been paid as indicated on the payroll, an amount not less the sum of the applicable basic hourly rate plus the amount of the required fringe benefits as listed in the determination for the craft, except as noted below,

Exception(s)

Craft	Explanation
Craft	Explanation
Craft	Explanation

Remarks

I herein certify under the penalty of perjury all of the above is true and correct as submitted.

Name **Signature**

Date **Payroll #**

CONTRACTOR INFORMATION SHEET

Job Name: _____ Category: _____

Prime Contractor: _____

Subcontractor: _____ License#: _____

Address: _____

Phone #: _____ Payroll Report Contact: _____

Email Address: _____

Fax #: _____ Contract Amount: _____

Estimated Start Date: _____ Estimated End Date: _____

ANTICIPATED TRADES/CLASSIFICATIONS:

_____ _____

_____ _____

_____ _____

SUB-CONTRACTORS (if applicable)

Name: License #: Phone/ Fax #: Contact:

_____

_____

_____

2N

APPENDIX B

CITY OF REDLANDS WORKDAY CONSTRUCTION SCHEDULE

THIS PAGE INTENTIONALLY LEFT BLANK

CITY OF REDLANDS

MUNICIPAL UTILITIES AND ENGINEERING DEPARTMENT

2024

APPENDIX B

CONSTRUCTION WORKDAY CALENDAR

JANUARY

S	M	T	W	T	F	S
	1 1	2 2	3 3	4 4	5 5	6 6
7 7	8 8	9 9	10 10	11 11	12 12	13 13
14 14	15 15	16 16	17 17	18 18	19 19	20 20
21 21	22 22	23 23	24 24	25 25	26 26	27 27
28 28	29 29	30 30	31 31			

FEBRUARY

S	M	T	W	T	F	S
				1 32	2 33	3 34
4 35	5 36	6 37	7 38	8 39	9 40	10 41
11 42	12 43	13 44	14 45	15 46	16 47	17 48
18 49	19 50	20 51	21 52	22 53	23 54	24 55
25 56	26 57	27 58	28 59	29 60		

MARCH

S	M	T	W	T	F	S
					1 61	2 62
3 63	4 64	5 65	6 66	7 67	8 68	9 69
10 70	11 71	12 72	13 73	14 74	15 75	16 76
17 77	18 78	19 79	20 80	21 81	22 82	23 83
24 84	25 85	26 86	27 87	28 88	29 89	30 90
31 91						

APRIL

S	M	T	W	T	F	S
	1 92	2 93	3 94	4 95	5 96	6 97
7 98	8 99	9 100	10 101	11 102	12 103	13 104
14 105	15 106	16 107	17 108	18 109	19 110	20 111
21 112	22 113	23 114	24 115	25 116	26 117	27 118
28 119	29 120	30 121				

MAY

S	M	T	W	T	F	S
			1 122	2 123	3 124	4 125
5 126	6 127	7 128	8 129	9 130	10 131	11 132
12 133	13 134	14 135	15 136	16 137	17 138	18 139
19 140	20 141	21 142	22 143	23 144	24 145	25 146
26 147	27 148	28 149	29 150	30 151	31 152	

JUNE

S	M	T	W	T	F	S
						1 153
2 154	3 155	4 156	5 157	6 158	7 159	8 160
9 161	10 162	11 163	12 164	13 165	14 166	15 167
16 168	17 169	18 170	19 171	20 172	21 173	22 174
23 175	24 176	25 177	26 178	27 179	28 180	29 181
30 182						

JULY

S	M	T	W	T	F	S
	1 183	2 184	3 185	4 186	5 187	6 188
7 189	8 190	9 191	10 192	11 193	12 194	13 195
14 196	15 197	16 198	17 199	18 200	19 201	20 202
21 203	22 204	23 205	24 206	25 207	26 208	27 209
28 210	29 211	30 212	31 213			

AUGUST

S	M	T	W	T	F	S
				1 214	2 215	3 216
4 217	5 218	6 219	7 220	8 221	9 222	10 223
11 224	12 225	13 226	14 227	15 228	16 229	17 230
18 231	19 232	20 233	21 234	22 235	23 236	24 237
25 238	26 239	27 240	28 241	29 242	30 243	31 244

SEPTEMBER

S	M	T	W	T	F	S
1 245	2 246	3 247	4 248	5 249	6 250	7 251
8 252	9 253	10 254	11 255	12 256	13 257	14 258
15 259	16 260	17 261	18 262	19 263	20 264	21 265
22 266	23 267	24 268	25 269	26 270	27 271	28 272
29 273	30 274					

OCTOBER

S	M	T	W	T	F	S
		1 275	2 276	3 277	4 278	5 279
6 280	7 281	8 282	9 283	10 284	11 285	12 286
13 287	14 288	15 289	16 290	17 291	18 292	19 293
20 294	21 295	22 296	23 297	24 298	25 299	26 300
27 301	28 302	29 303	30 304	31 305		

NOVEMBER

S	M	T	W	T	F	S
					1 306	2 307
3 308	4 309	5 310	6 311	7 312	8 313	9 314
10 315	11 316	12 317	13 318	14 319	15 320	16 321
17 322	18 323	19 324	20 325	21 326	22 327	23 328
24 329	25 330	26 331	27 332	28 333	29 334	30 335

DECEMBER

S	M	T	W	T	F	S
1 336	2 337	3 338	4 339	5 340	6 341	7 342
8 343	9 344	10 345	11 346	12 347	13 348	14 349
15 350	16 351	17 352	18 353	19 354	20 355	21 356
22 357	23 358	24 359	25 360	26 361	27 362	28 363
29 364	30 365	31 366				

City Holiday

THIS PAGE INTENTIONALLY LEFT BLANK

APPENDIX C
STANDARD DRAWINGS

THIS PAGE INTENTIONALLY LEFT BLANK

© 2017 California Department of Transportation
All Rights Reserved

Dist	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS

Atifa Ferouz
REGISTERED CIVIL ENGINEER

July 21, 2017
PLANS APPROVAL DATE

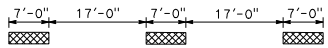
REGISTERED PROFESSIONAL ENGINEER — Atifa Ferouz — No. C80402 — Exp. 3-31-19 — CIVIL — STATE OF CALIFORNIA

THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SCANNED COPIES OF THIS PLAN SHEET.

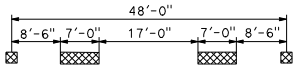
TO ACCOMPANY PLANS DATED _____

CENTERLINES
(2 LANE HIGHWAYS)

DETAIL 1



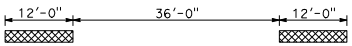
DETAIL 2



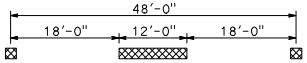
~~DETAIL 3~~ DETAIL 3 DELETED

~~DETAIL 4~~ DETAIL 4 DELETED

DETAIL 5



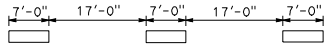
DETAIL 6



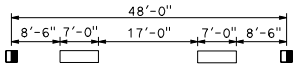
~~DETAIL 7~~ DETAIL 7 DELETED

LANELINES
(MULTILANE HIGHWAYS)

DETAIL 8

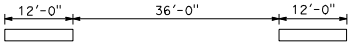


DETAIL 9



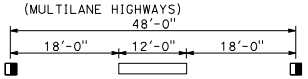
~~DETAIL 10~~ DETAIL 10 DELETED

DETAIL 11



LANELINES (Cont)
(MULTILANE HIGHWAYS)

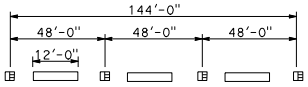
DETAIL 12



~~DETAIL 13~~ DETAIL 13 DELETED

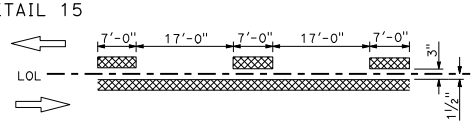
~~DETAIL 14~~ DETAIL 14 DELETED

DETAIL 14A

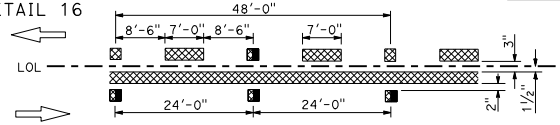


NO PASSING ZONES-ONE DIRECTION

DETAIL 15

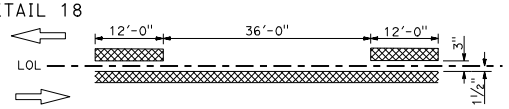


DETAIL 16

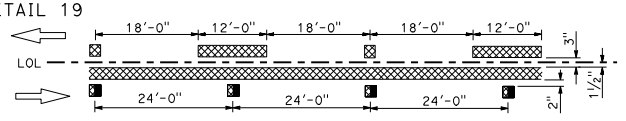


~~DETAIL 17~~ DETAIL 17 DELETED

DETAIL 18



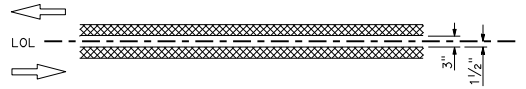
DETAIL 19



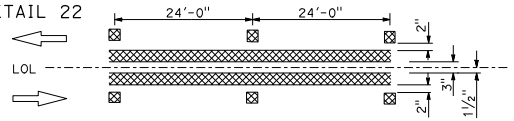
~~DETAIL 20~~ DETAIL 20 DELETED

NO PASSING ZONES-TWO DIRECTION

DETAIL 21



DETAIL 22



~~DETAIL 23~~ DETAIL 23 DELETED

LEGEND

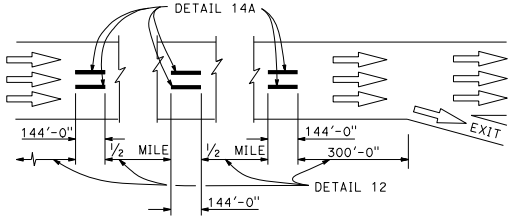
MARKERS

- TYPE C RED-CLEAR RETROREFLECTIVE
- TYPE D TWO-WAY YELLOW RETROREFLECTIVE
- TYPE G ONE-WAY CLEAR RETROREFLECTIVE
- TYPE H ONE-WAY YELLOW RETROREFLECTIVE

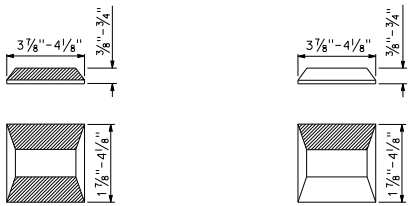
LINES

- 6" WHITE
- 6" YELLOW

TYPICAL LANE LINE DELINEATION IN ADVANCE OF EXIT RAMP



MARKER DETAILS



TYPE C AND TYPE D TYPE G AND TYPE H

RETROREFLECTIVE FACE

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

PAVEMENT MARKERS AND TRAFFIC LINES TYPICAL DETAILS

NO SCALE

RSP A20A DATED JULY 21, 2017 SUPERSEDES STANDARD PLAN A20A
DATED OCTOBER 30, 2015 - PAGE 12 OF THE STANDARD PLANS BOOK DATED 2015.

REVISED STANDARD PLAN RSP A20A

5-19-17

2015 REVISED STANDARD PLAN RSP A20A

© 2017 California Department of Transportation
All Rights Reserved

Dist	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS

Atifa Ferouz
REGISTERED CIVIL ENGINEER

July 21, 2017
PLANS APPROVAL DATE

REGISTERED PROFESSIONAL ENGINEER
Atifa Ferouz
No. C80402
Exp. 3-31-19
CIVIL
STATE OF CALIFORNIA

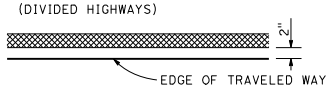
THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SCANNED COPIES OF THIS PLAN SHEET.

TO ACCOMPANY PLANS DATED _____

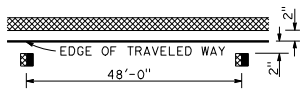
LEFT EDGELINES

(DIVIDED HIGHWAYS)

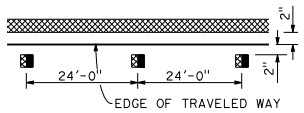
DETAIL 24



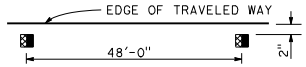
DETAIL 25



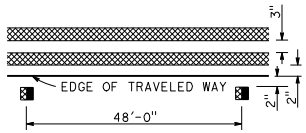
DETAIL 25A



DETAIL 26

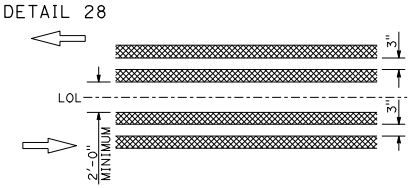


DETAIL 27

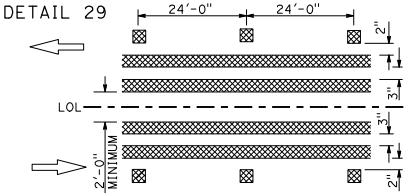


MEDIAN ISLANDS

DETAIL 28



DETAIL 29

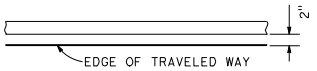


~~DETAIL 30~~ DETAIL 30 DELETED

RIGHT EDGELINES

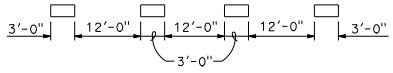
~~DETAIL 27A~~ DETAIL 27A DELETED

DETAIL 27B



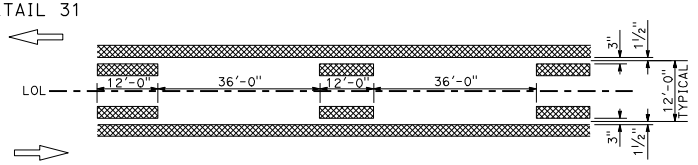
RIGHT EDGELINE EXTENSION THROUGH INTERSECTIONS

DETAIL 27C

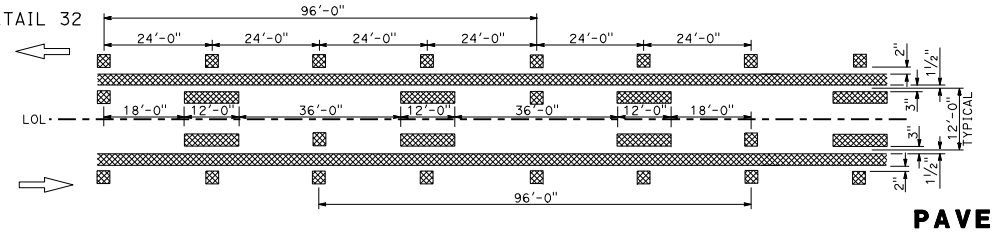


TWO-WAY LEFT TURN LANES

DETAIL 31



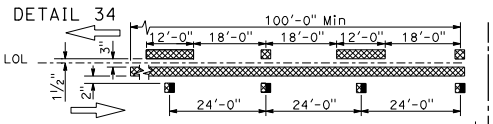
DETAIL 32



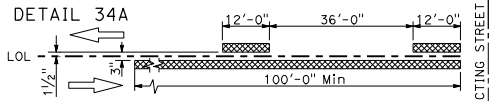
~~DETAIL 33~~ DETAIL 33 DELETED

INTERSECTION TREATMENTS

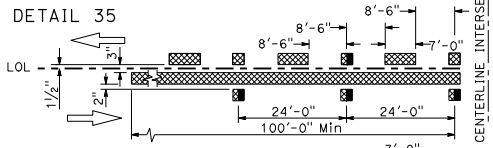
DETAIL 34



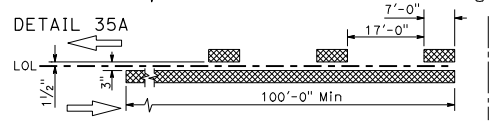
DETAIL 34A



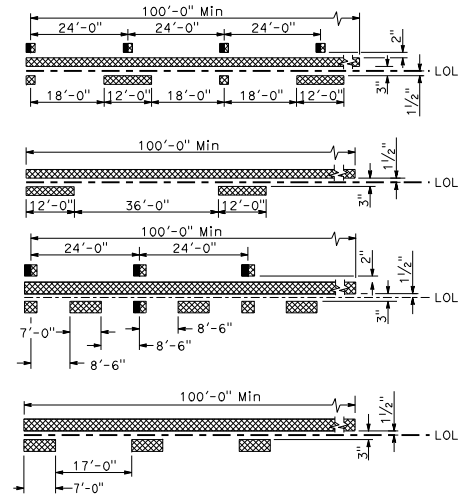
DETAIL 35



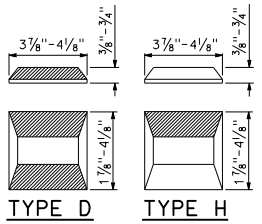
DETAIL 35A



CENTERLINE INTERSECTING STREET



MARKER DETAILS



LEGEND

MARKERS

- TYPE D TWO-WAY YELLOW RETROREFLECTIVE
- TYPE H ONE-WAY YELLOW RETROREFLECTIVE

LINES

- 6" WHITE
- 6" YELLOW

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

PAVEMENT MARKERS AND TRAFFIC LINES TYPICAL DETAILS

NO SCALE

RSP A20B DATED JULY 21, 2017 SUPERSEDES STANDARD PLAN A20B
DATED OCTOBER 30, 2015 - PAGE 13 OF THE STANDARD PLANS BOOK DATED 2015.

REVISED STANDARD PLAN RSP A20B

5-19-17

© 2017 California Department of Transportation
All Rights Reserved

Dist	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS

Atifa Ferouz
REGISTERED CIVIL ENGINEER

July 21, 2017
PLANS APPROVAL DATE

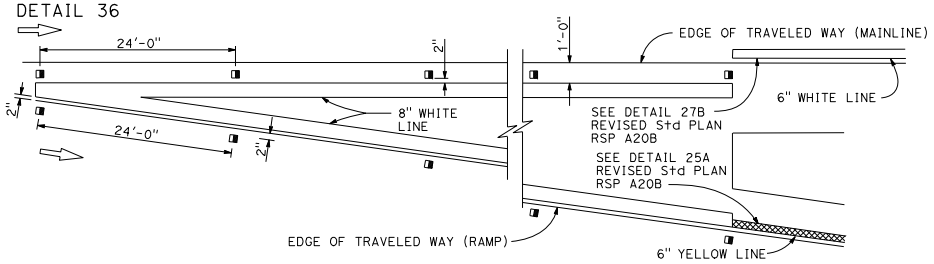
REGISTERED PROFESSIONAL ENGINEER — Atifa Ferouz — No. C80402 — Exp. 3-31-19 — CIVIL — STATE OF CALIFORNIA

THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SCANNED COPIES OF THIS PLAN SHEET.

TO ACCOMPANY PLANS DATED _____

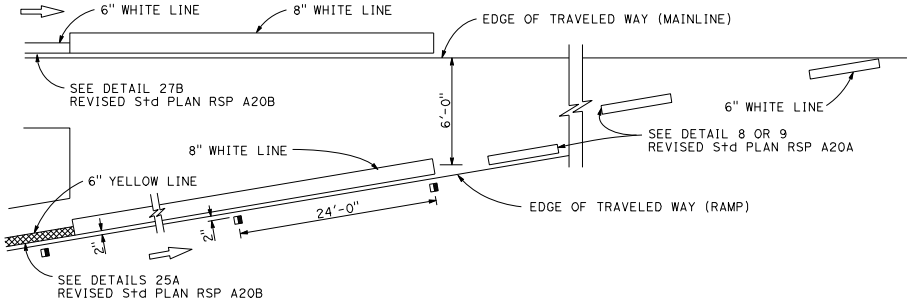
EXIT RAMP NEUTRAL AREA (GORE) TREATMENT

DETAIL 36



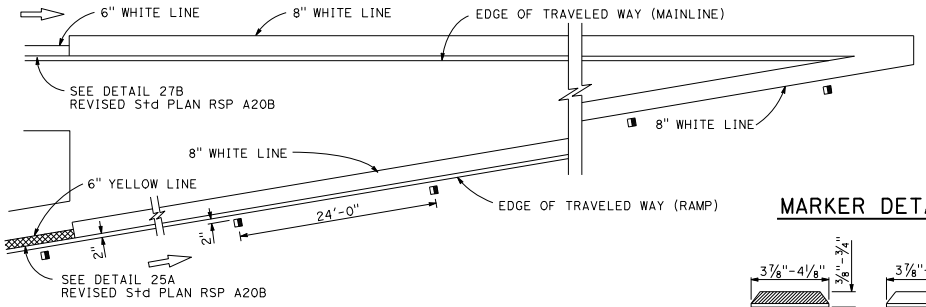
ENTRANCE RAMP NEUTRAL AREA (MERGE) TREATMENT

DETAIL 36A



ENTRANCE RAMP NEUTRAL AREA (ACCELERATION LANE) TREATMENT

DETAIL 36B

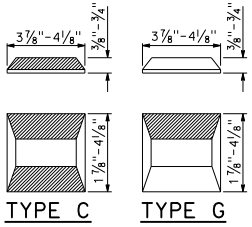


LEGEND:

MARKERS

- TYPE C RED-CLEAR RETROREFLECTIVE
- TYPE G ONE-WAY CLEAR RETROREFLECTIVE

MARKER DETAILS

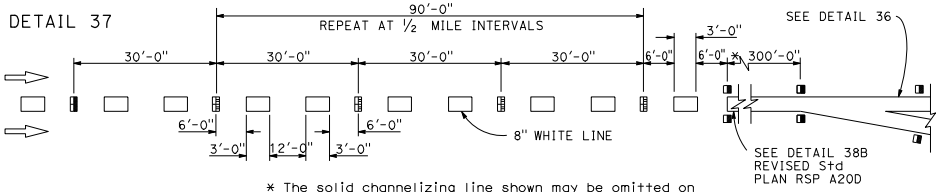


TYPE C TYPE G

RETROREFLECTIVE FACE

LANE DROP AT EXIT RAMPS

DETAIL 37

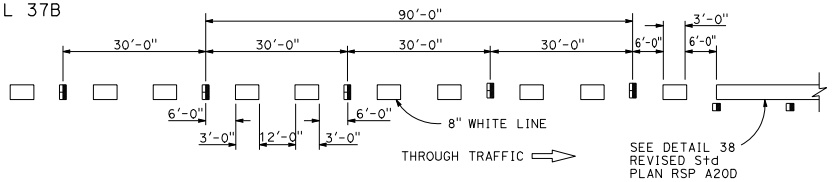


* The solid channelizing line shown may be omitted on short auxiliary lanes where weaving length is critical.

~~DETAIL 37A~~ DETAIL 37A DELETED

LANE DROP AT INTERSECTIONS

DETAIL 37B



~~DETAIL 37C~~ DETAIL 37C DELETED

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

PAVEMENT MARKERS AND TRAFFIC LINES TYPICAL DETAILS

NO SCALE

RSP A20C DATED JULY 21, 2017 SUPERSEDES STANDARD PLAN A20C DATED OCTOBER 30, 2015 - PAGE 14 OF THE STANDARD PLANS BOOK DATED 2015.

REVISED STANDARD PLAN RSP A20C

3-21-17

© 2017 California Department of Transportation
All Rights Reserved

Dist	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS

Atifa Ferouz
REGISTERED CIVIL ENGINEER

July 21, 2017
PLANS APPROVAL DATE

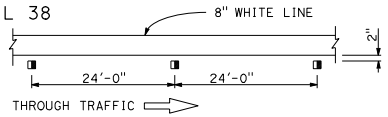
REGISTERED PROFESSIONAL ENGINEER — Atifa Ferouz — No. C80402 — Exp. 3-31-19 — CIVIL — STATE OF CALIFORNIA

THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SCANNED COPIES OF THIS PLAN SHEET.

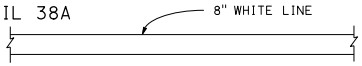
TO ACCOMPANY PLANS DATED _____

CHANNELIZING LINE

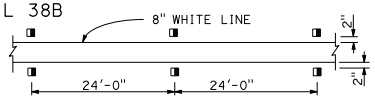
DETAIL 38



DETAIL 38A



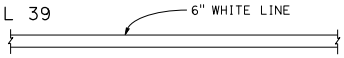
DETAIL 38B



~~DETAIL 38C~~ DETAIL 38C DELETED

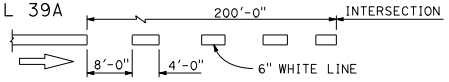
BIKE LANE LINE

DETAIL 39



INTERSECTION LINE
BIKE LANE

DETAIL 39A



LANE LINE EXTENSIONS THROUGH INTERSECTIONS

DETAIL 40



~~DETAIL 40A~~ DETAIL 40A DELETED

CENTER LINE EXTENSIONS THROUGH INTERSECTIONS

DETAIL 41



~~DETAIL 41A~~ DETAIL 41A DELETED

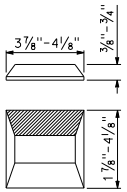
LEGEND

MARKERS

TYPE G ONE-WAY CLEAR RETROREFLECTIVE

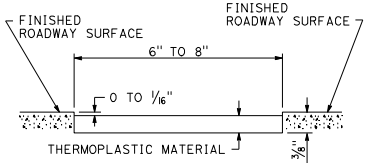
6" YELLOW LINE

MARKER DETAILS



TYPE G

RETROREFLECTIVE FACE



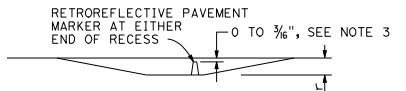
DETAIL FOR RECESSED THERMOPLASTIC TRAFFIC STRIPE

See Notes A and B.

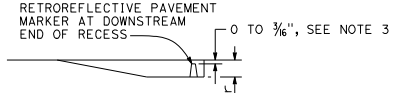
RECESSED THERMOPLASTIC NOTES

A. See typical traffic line details for pavement marking patterns.

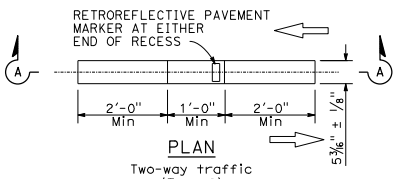
B. The top of the thermoplastic installed in recessed pavement shall be 0 to 1/16" below the pavement surface.



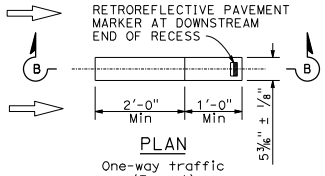
SECTION A-A



SECTION B-B

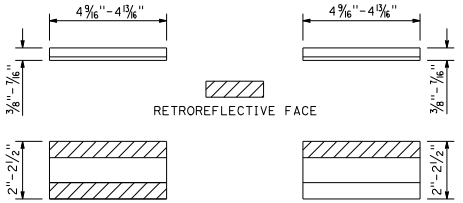


PLAN
Two-way traffic
(Type 2)



PLAN
One-way traffic
(Type 1)

RECESS DETAIL FOR RETROREFLECTIVE PAVEMENT MARKER



TYPE C AND TYPE D TYPE G AND TYPE H

See Notes 1 and 2.

RETROREFLECTIVE PAVEMENT MARKER FOR RECESSED INSTALLATION

RECESSED MARKER NOTES:

1. See typical traffic line details for marker patterns to be used with recessed pavement markers. Detail 14A requires a Type 2 recess.
2. The retroreflective pavement markers shown for recessed installations are not to be used for non-recessed installations.
3. The top of pavement markers installed in recesses shall be 0 to 3/16" below the pavement surface.

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

PAVEMENT MARKERS AND TRAFFIC LINES TYPICAL DETAILS

NO SCALE

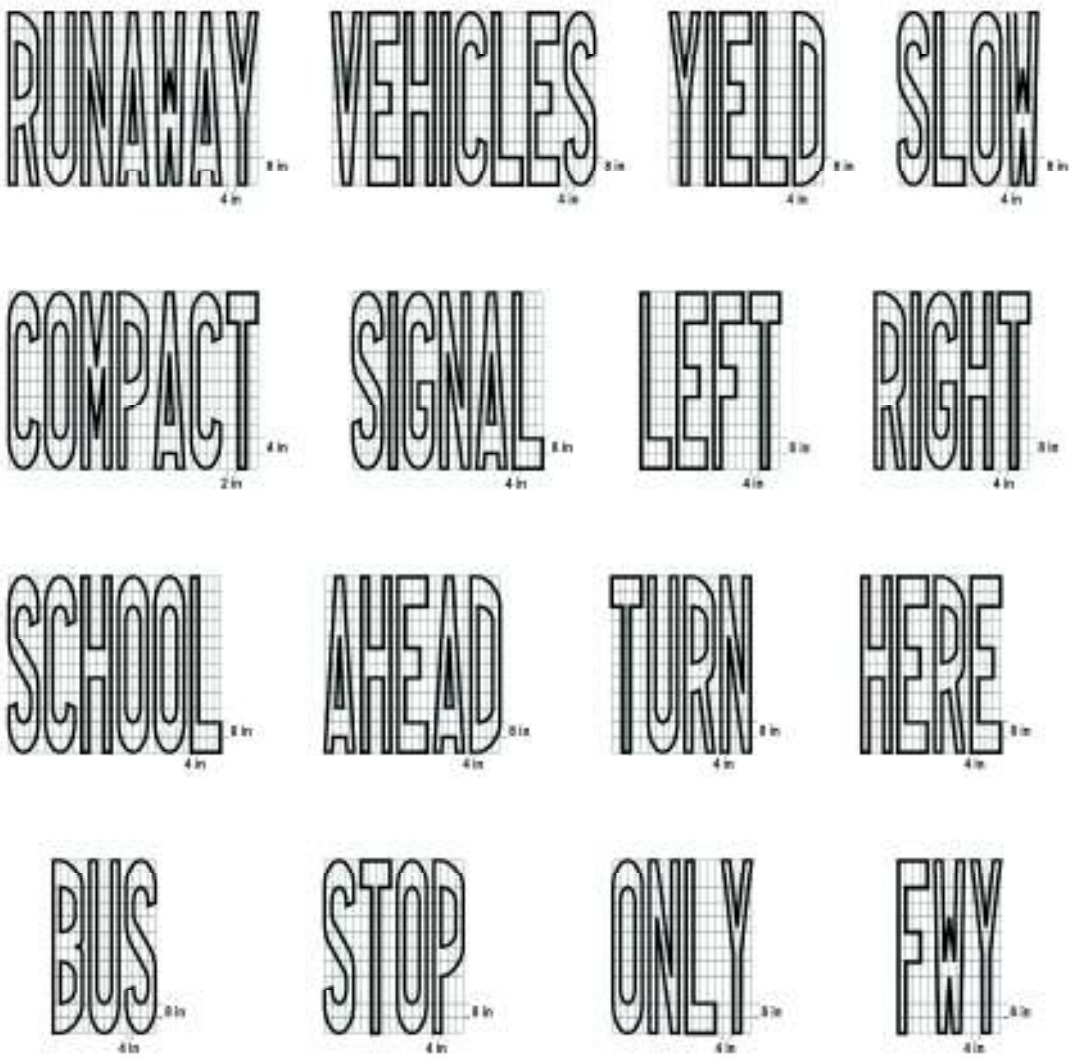
RSP A20D DATED JULY 21, 2017 SUPERSEDES STANDARD PLAN A20D
DATED OCTOBER 30, 2015 - PAGE 15 OF THE STANDARD PLANS BOOK DATED 2015.

REVISED STANDARD PLAN RSP A20D

3-13-17

2015 REVISED STANDARD PLAN RSP A20D

Figure 3B-23 (CA). Examples of Elongated Letters for Word Pavement Markings (Sheet 1 of 2)

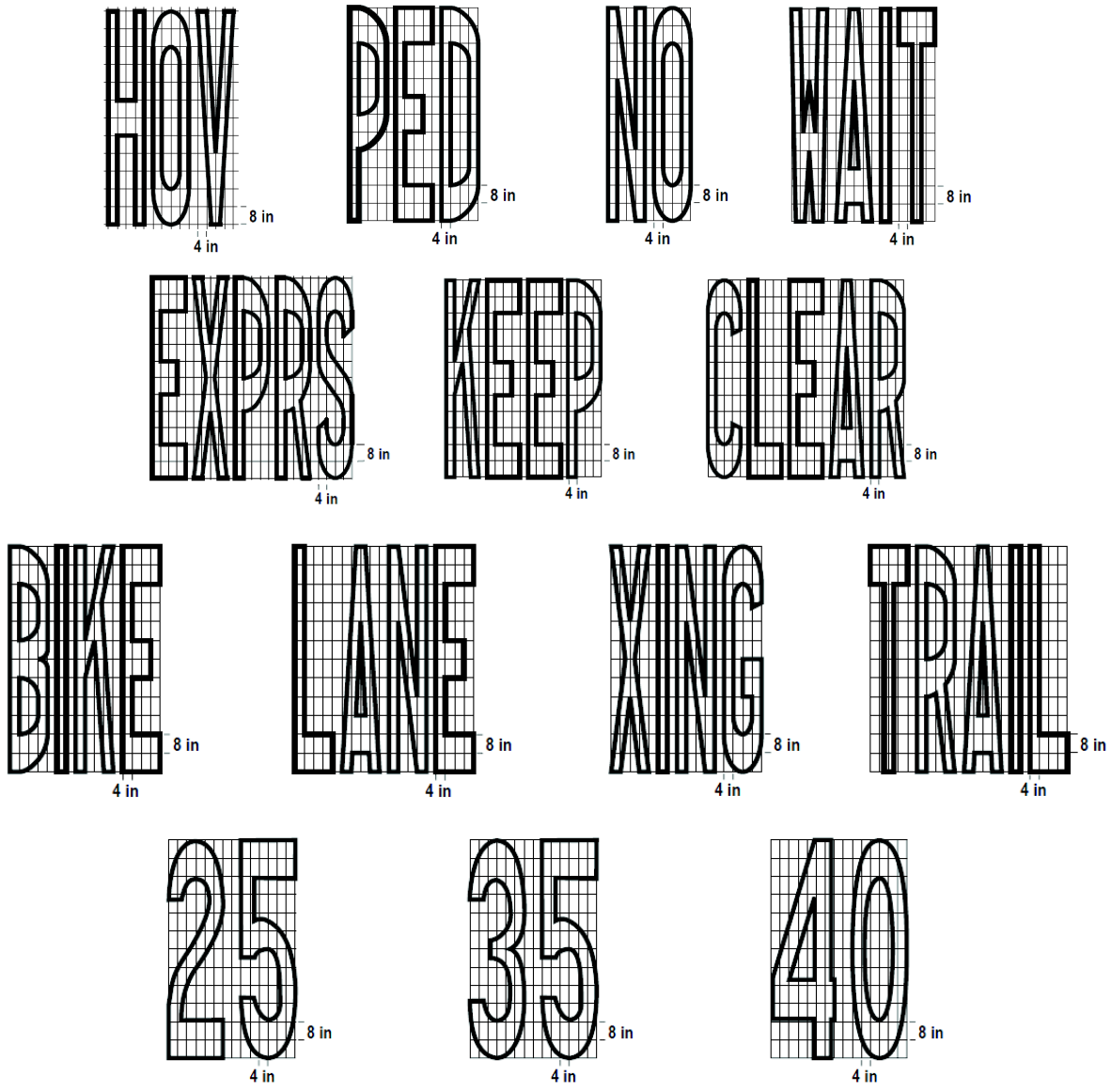


NOT TO SCALE

NOTES:

1. All letters and numerals should be in conformance with the standard alphabets for highway signs and pavement markings approved by Department of Transportation.
2. The design details for various words are also shown in Department of Transportation's Standard Plans.

Figure 3B-23 (CA). Examples of Elongated Letters for Word Pavement Markings (Sheet 2 of 2)

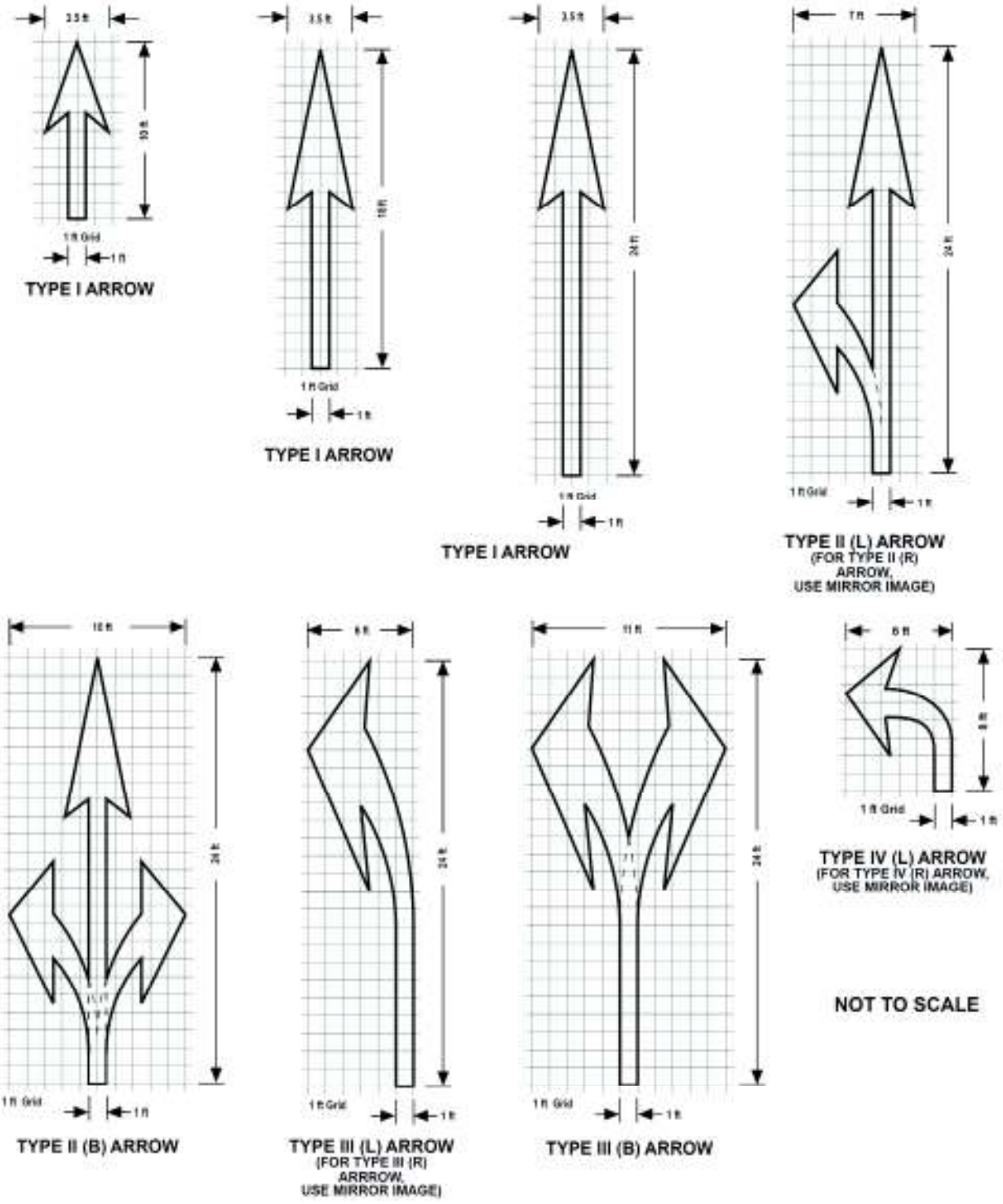


NOT TO SCALE

NOTES:

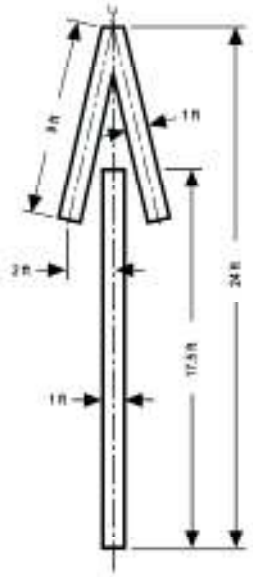
1. All letters and numerals should be in conformance with the standard alphabets for highway signs and pavement markings approved by Department of Transportation.
2. The design details for various words are also shown in Department of Transportation's Standard Plans.

Figure 3B-24 (CA). Examples of Standard Arrows for Pavement Markings (Sheet 1 of 8)

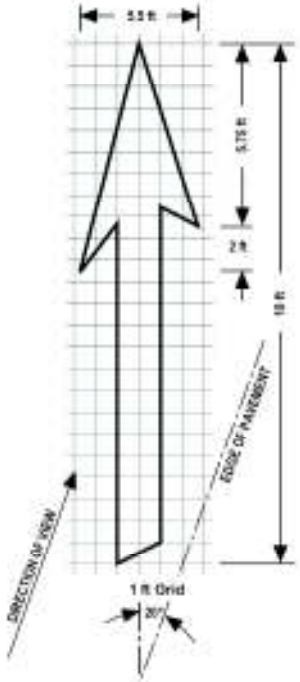


NOTE: The design details for various arrows are also shown in Department of Transportation's Standard Plans.

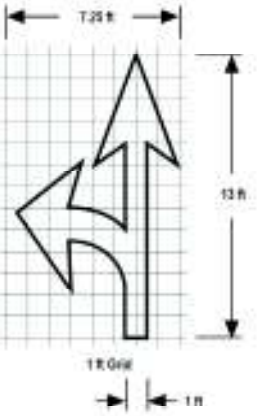
Figure 3B-24 (CA). Examples of Standard Arrows for Pavement Markings (Sheet 2 of 8)



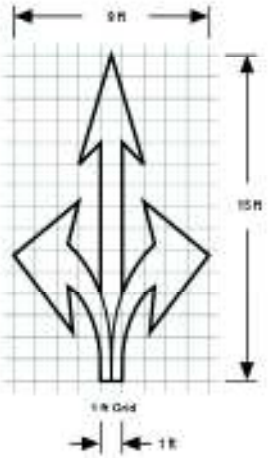
TYPE V ARROW



TYPE VI ARROW
RIGHT LANE DROP ARROW
(FOR LEFT LANE, USE MIRROR IMAGE)



TYPE VII (L) ARROW
(FOR TYPE (R) ARROW, USE MIRROR IMAGE)

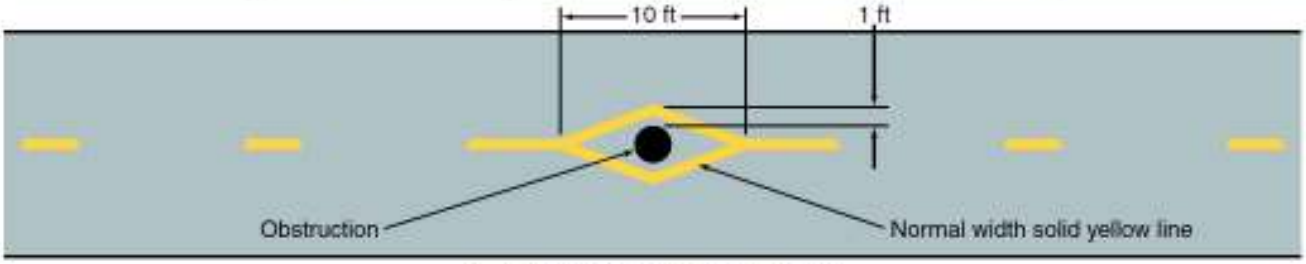


TYPE VIII ARROW

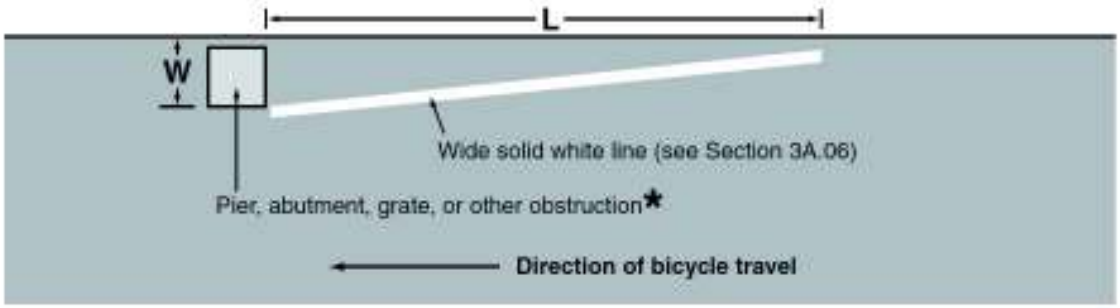
NOT TO SCALE

NOTE: The design details for various arrows are also shown in Department of Transportation's Standard Plans.

Figure 9C-8. Examples of Obstruction Pavement Markings



A - Obstruction within the path

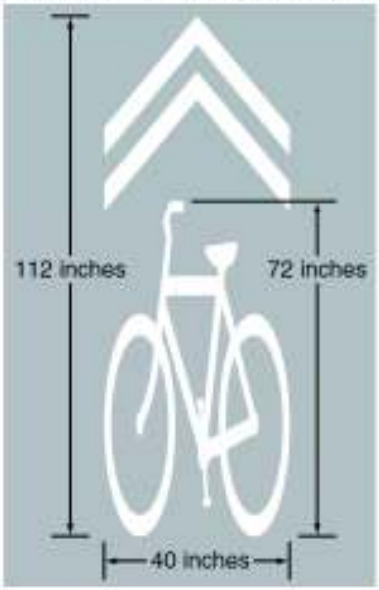


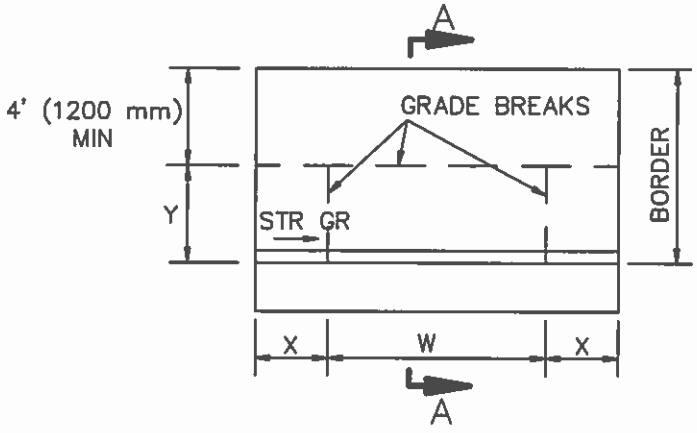
B - Obstruction at edge of path or roadway

L = WS, where W is the offset in feet and S is bicycle approach speed in mph

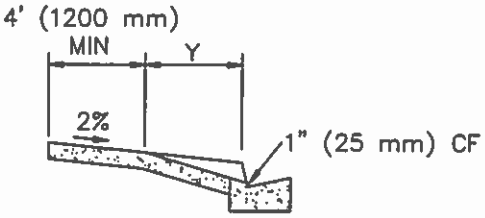
★ Provide an additional foot of offset for a raised obstruction and use the formula L = (W+1) S for the taper length

Figure 9C-9. Shared Lane Marking



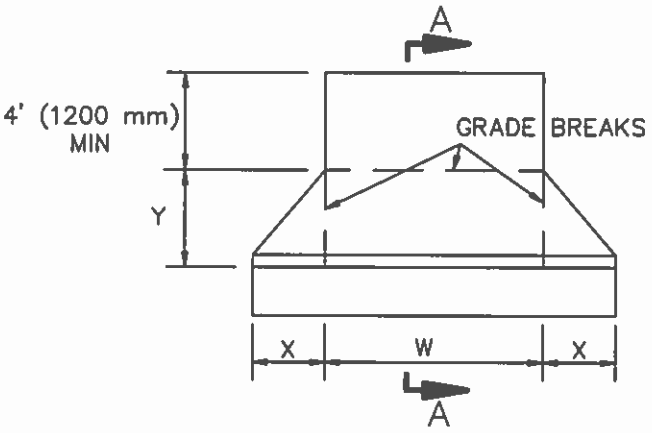


TYPE A

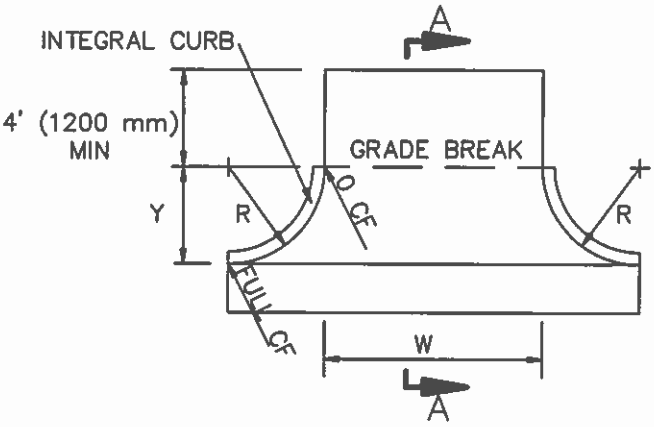


SECTION A–A

CURB FACE, inches (mm)	X, inches (mm)	Y, inches (mm)
6" (150) or less	3'–0" (900)	4'–0" (1200)
7" (175)	3'–6" (1050)	4'–9" (1425)
8" (200)	4'–0" (1200)	5'–8" (1700)
9" (225)	4'–6" (1350)	6'–6" (1950)
10" (250)	5'–0" (1500)	7'–3" (2175)
11" (275)	5'–6" (1650)	8'–0" (2400)
12" (300) or more	6'–0" (1800)	8'–9" (2625)



TYPE B



TYPE C

NOTES:

1. RESIDENTIAL DRIVEWAYS SHALL BE 4" (100 mm) THICK PCC.
2. COMMERCIAL DRIVEWAYS SHALL BE 6" (150 mm) THICK PCC.
3. WEAKENED PLANE JOINTS SHALL BE INSTALLED AT BOTH SIDES OF A DRIVEWAY AND AT 10' (3.0 m) INTERVALS.
4. CURB FOR TYPE C DRIVEWAY SHALL BE INTEGRAL AND MATCH ADJACENT CONSTRUCTION.
5. REFER TO LOCAL DEVELOPMENT REGULATIONS FOR AMERICANS WITH DISABILITIES ACCESS REQUIREMENTS AND MAXIMUM PERMITTED DRIVEWAY WIDTHS.
6. 560-3250-C CONCRETE TO BE USED.
7. 6-INCH THICK CLASS 2 AGGREGATE BASE SHALL BE PLACED AND COMPACTED TO 95% UNDER 6" THICK DRIVEWAY APPROACHES.

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION

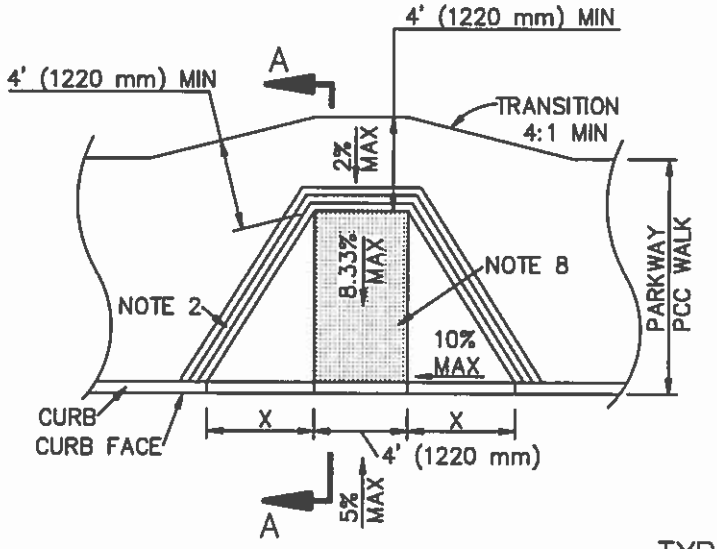
PROMULGATED BY THE PUBLIC WORKS STANDARDS INC. GREENBOOK COMMITTEE 1954 REV. 1996, 2009

DRIVEWAY APPROACHES

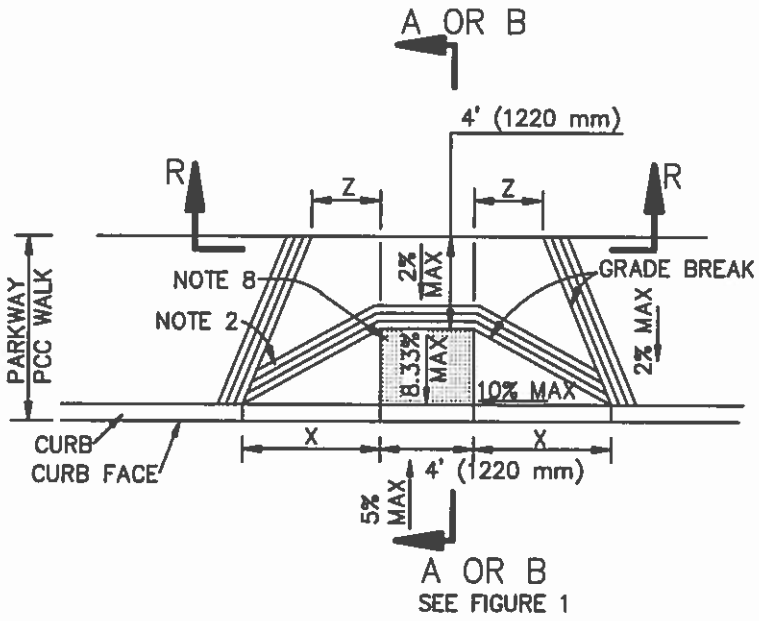
USE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION

STANDARD PLAN 110–2

SHEET 1 OF 1



TYPE 1

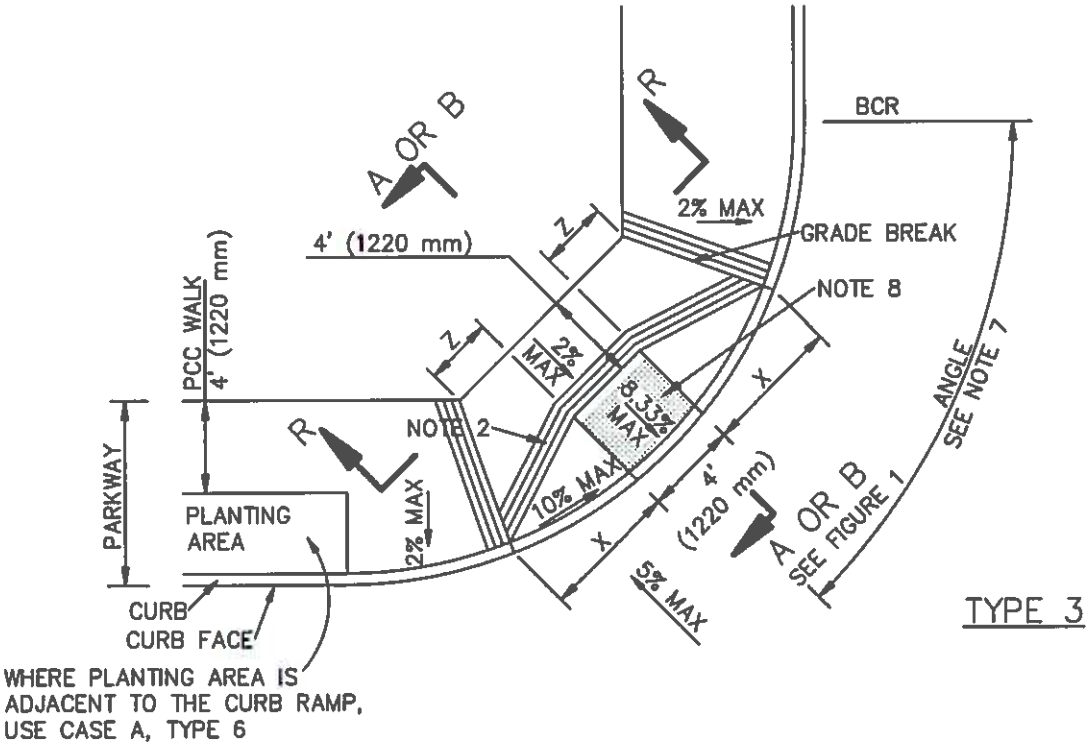


TYPE 2

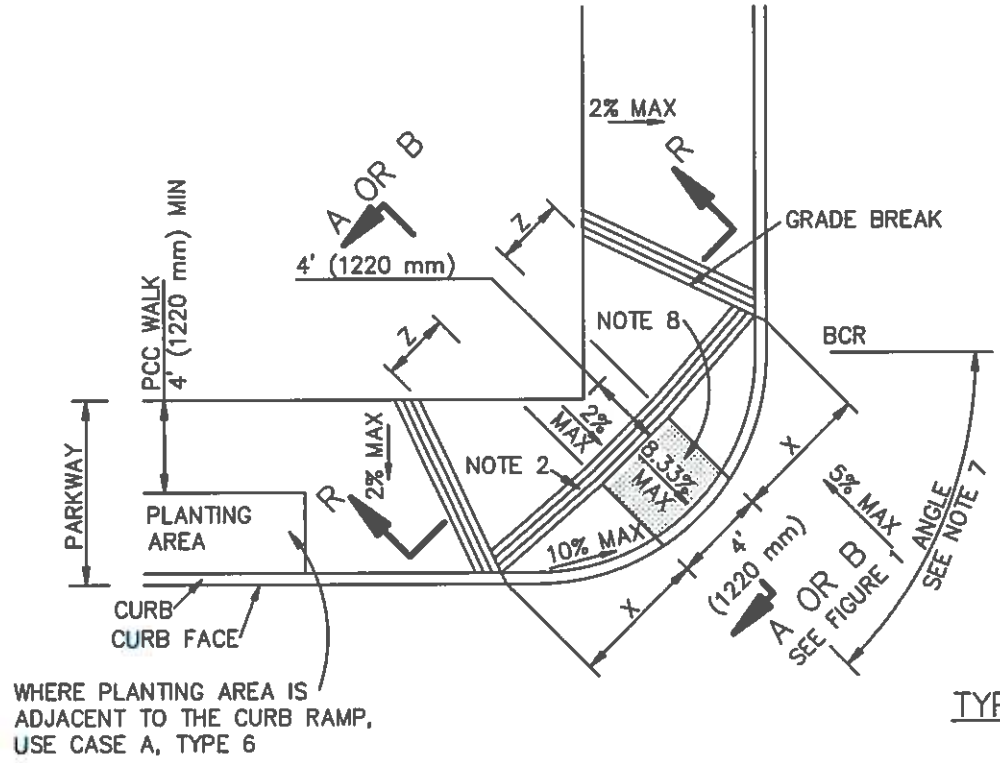
CASE A

PARTS OF THIS STANDARD PLAN SHOW INSTALLATION FOR TYPICAL RETROFIT CONDITIONS, AND ARE NOT FULLY COMPLIANT WITH CALIFORNIA BUILDING CODE REQUIREMENTS FOR NEW DEVELOPMENT.

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION		
PROMULGATED BY THE PUBLIC WORKS STANDARDS INC. GREENBOOK COMMITTEE 1992 REV. 1998, 2000, 2005, 2009, 2013	**CURB RAMP**	STANDARD PLAN **111-5**
	USE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION	SHEET 1 OF 10



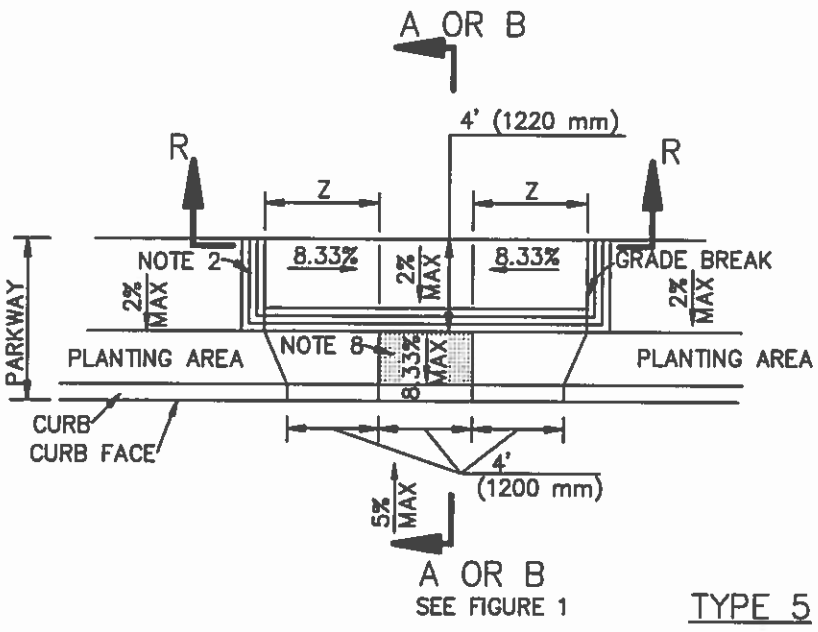
TYPE 3



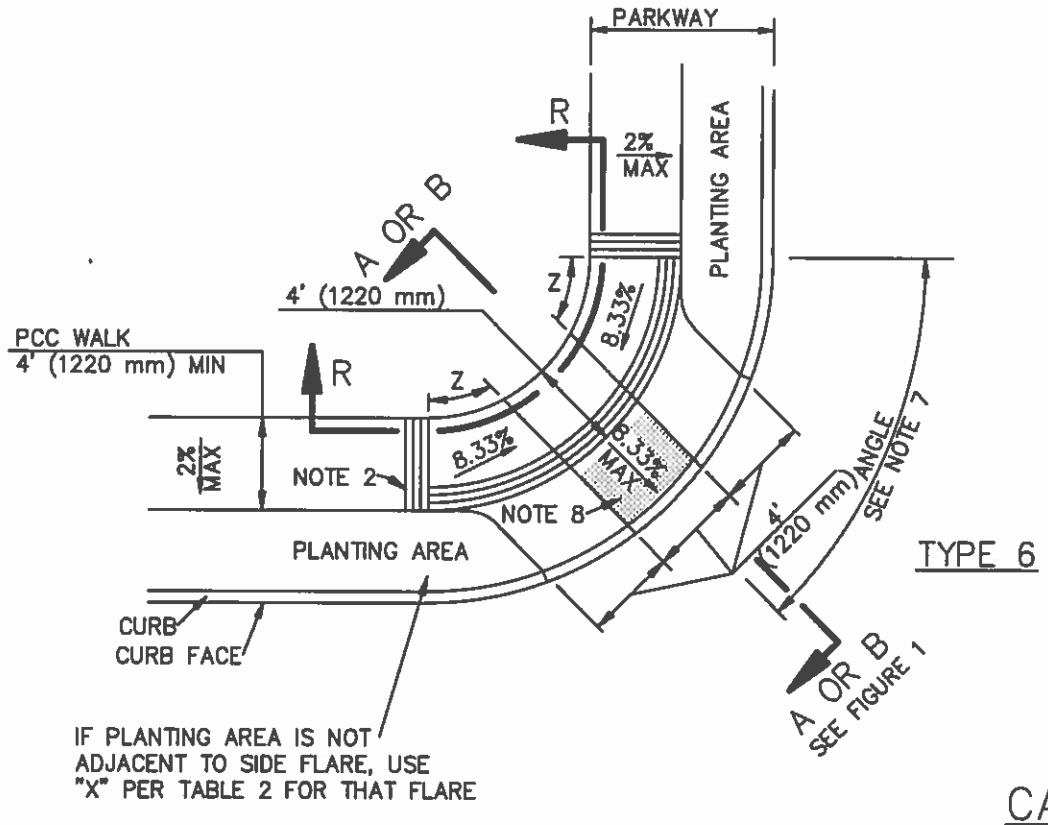
TYPE 4

CASE A

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION	STANDARD PLAN 111–5
CURB RAMP	SHEET 2 OF 10



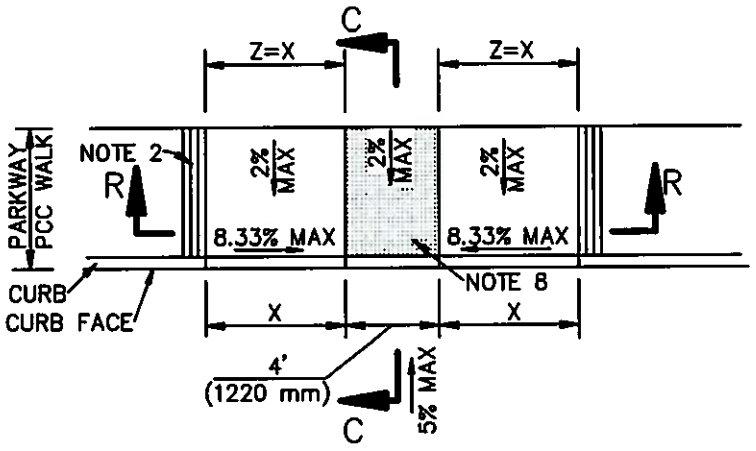
TYPE 5



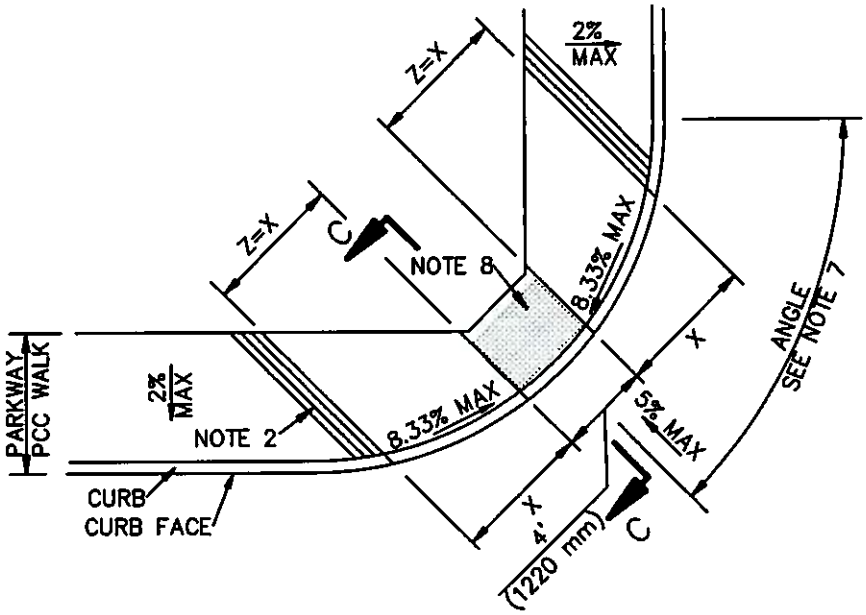
TYPE 6

CASE A

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION	STANDARD PLAN
CURB RAMP	111–5
	SHEET 3 OF 10



TYPE 1

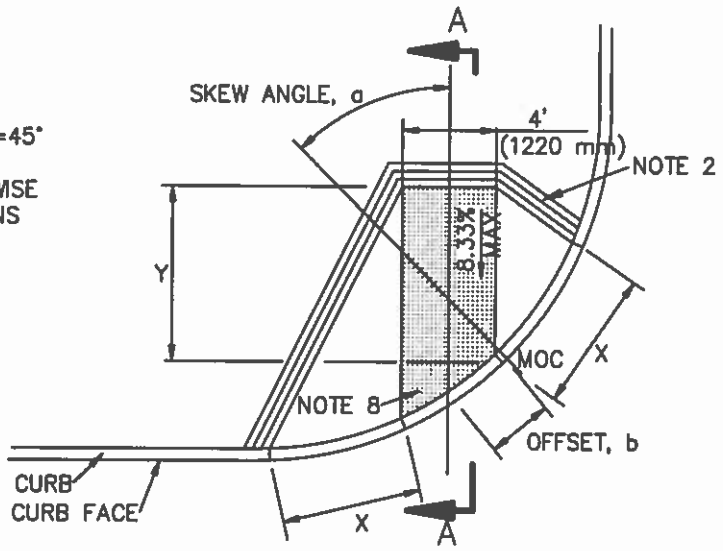


TYPE 2

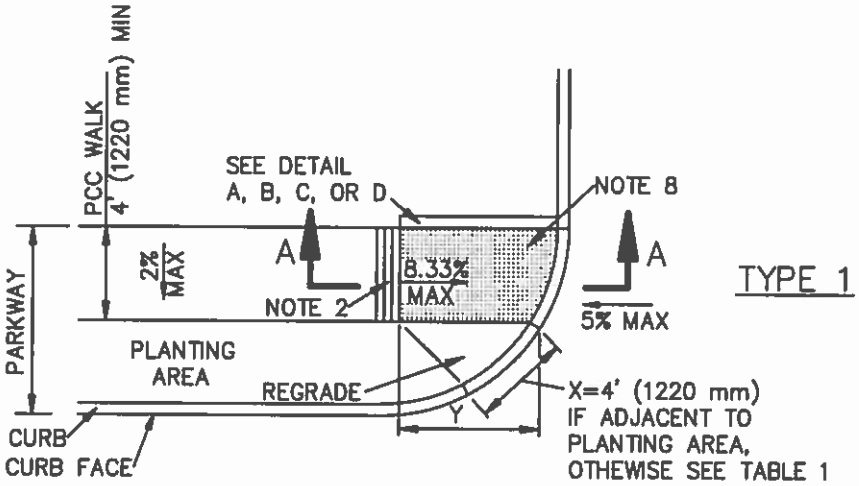
CASE B

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION	STANDARD PLAN 111–5 SHEET 4 OF 10
CURB RAMP	

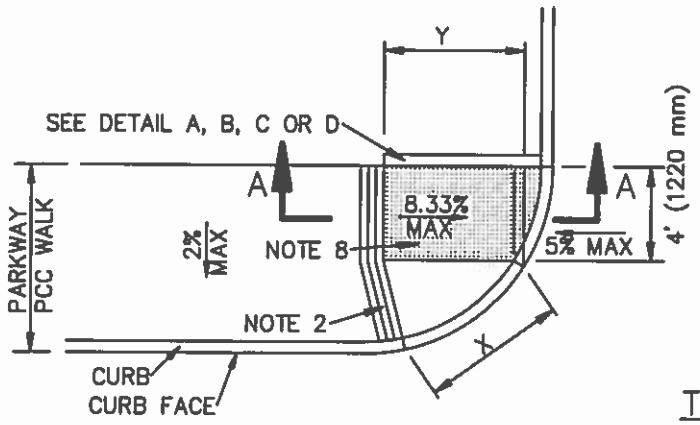
SKEW ANGLE a=45°
OFFSET b=0
UNLESS OTHERWISE
NOTED ON PLANS



CASE C



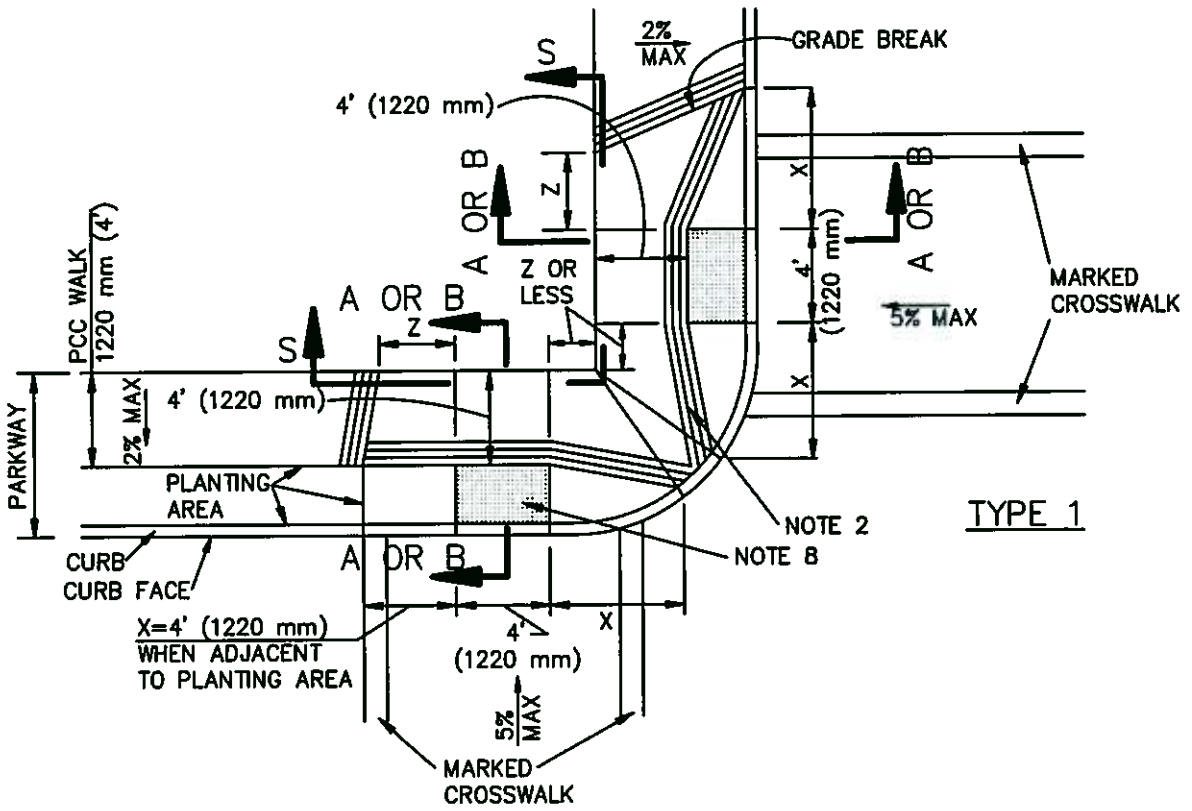
TYPE 1

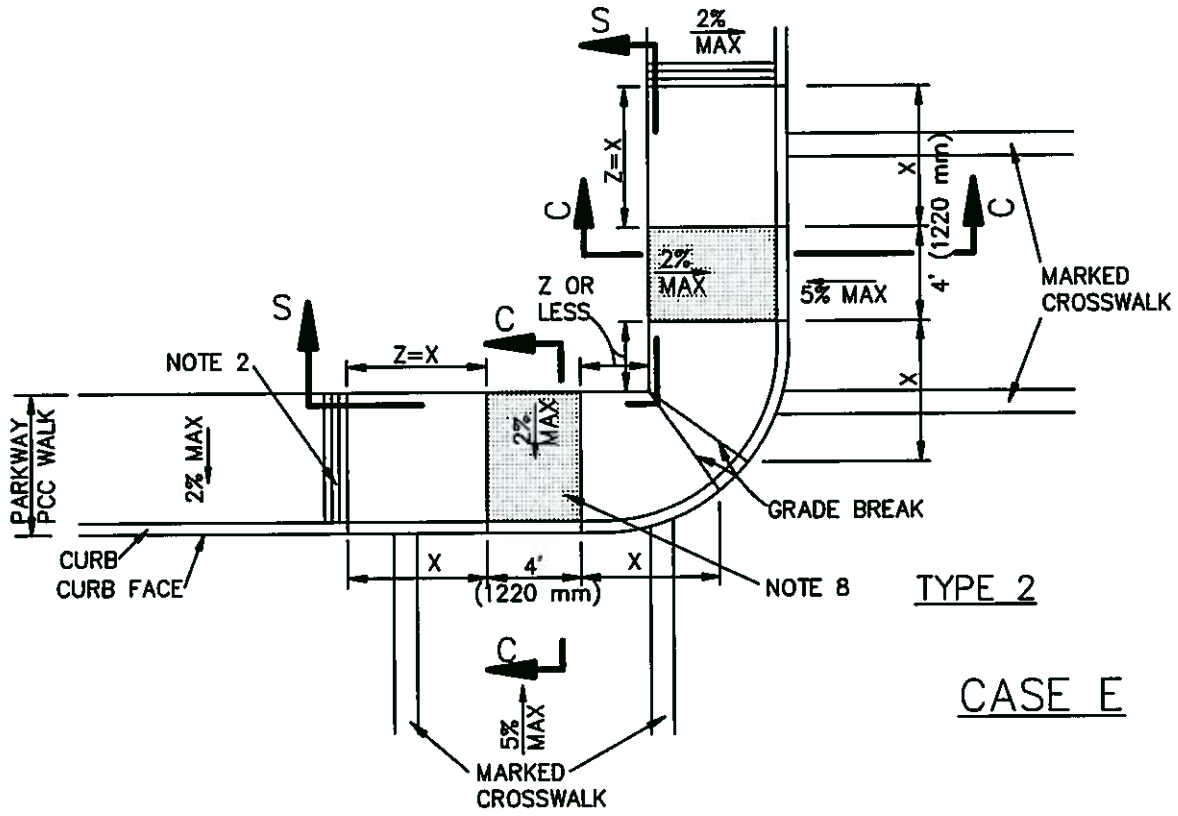


TYPE 2

CASE D

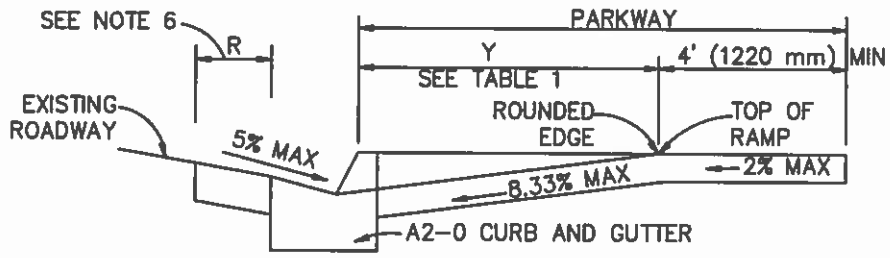
STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION	STANDARD PLAN
CURB RAMP	111–5
	SHEET 5 OF 10





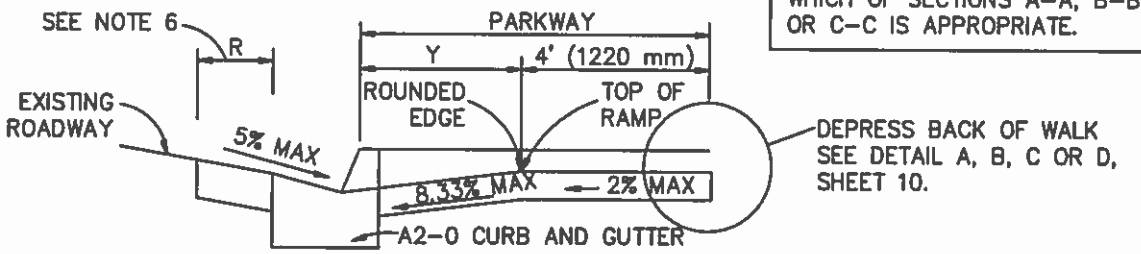
CASE E

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION	STANDARD PLAN 111-5
CURB RAMP	SHEET 6 OF 10

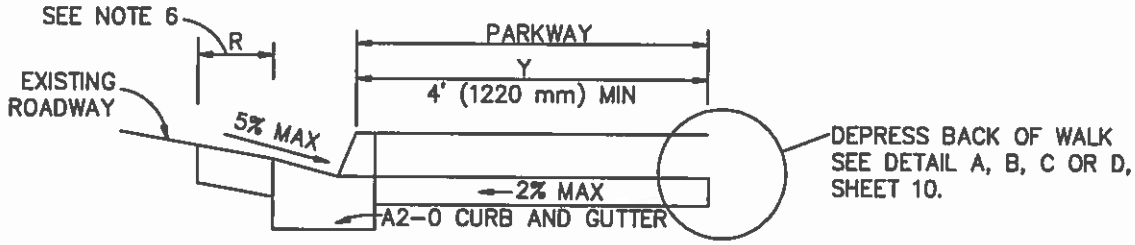


SECTION A–A

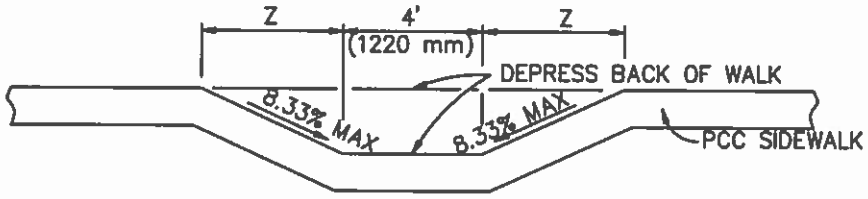
USE FIGURE 1 TO DETERMINE WHICH OF SECTIONS A–A, B–B OR C–C IS APPROPRIATE.



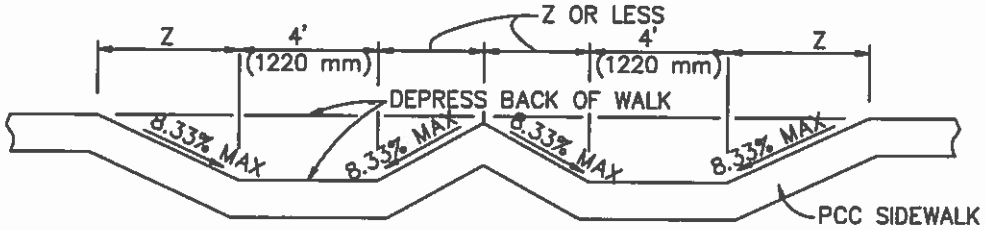
SECTION B–B



SECTION C–C



SECTION R–R



SECTION S–S

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION	STANDARD PLAN
CURB RAMP	**111–5**
	SHEET 7 OF 10

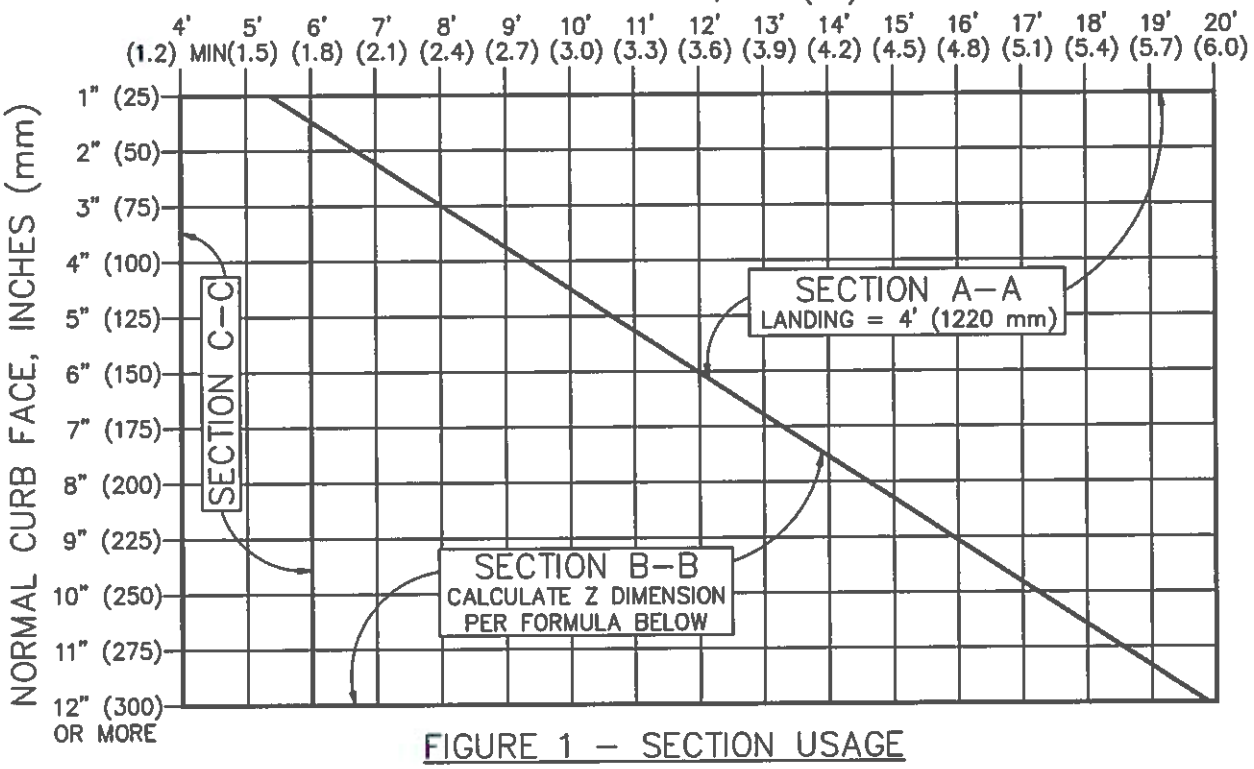


FIGURE 1 – SECTION USAGE

NORMAL CURB FACE, INCHES (mm)	X, FT (mm)	SECTION Y–Y Y, FT (mm)
2" (50)	4.00' (1220) MIN	2.63' (790)
3" (75)	4.00' (1220) MIN	3.95' (1185)
4" (100)	4.00' (1220) MIN	5.26' (1580)
5" (125)	4.17' (1275)	6.58' (1975)
6" (150)	5.00' (1525)	7.90' (2370)
7" (175)	5.83' (1775)	9.21' (2765)
8" (200)	6.67' (2035)	10.53' (3160)
9" (225)	7.50' (2285)	11.84' (3555)
10" (250)	8.33' (2540)	13.16' (3950)
11" (275)	9.17' (2795)	14.47' (4340)
12" (300)	10.00' (3050)	15.79' (4735)

SEE SHEET 9 FOR STREET SLOPE ADJUSTMENT FACTORS, ALL STREETS

TABLE 1 – X AND Y VALUES

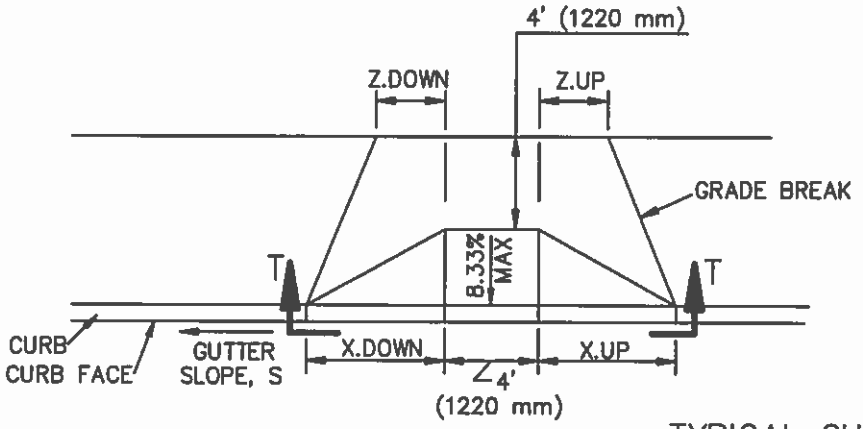
WHERE FIGURE 1 SHOWS USE OF SECTION B–B, FIGURE Z DIMENSION AS FOLLOWS:

W = PARKWAY WIDTH
L = LANDING WIDTH, 4' (1220 mm) TYP
Z = [(Y+L)–W] x 0.760

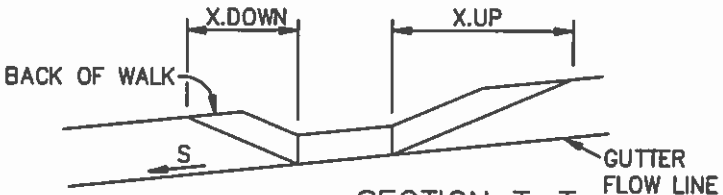
IF (Y+L) < W, THEN Z = 0

TABLE 1 REFERENCE FORMULAS:
X = CF / 8.333%
Y = CF / (8.333% – 2% WALK CROSS SLOPE)

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION	STANDARD PLAN 111–5
CURB RAMP	SHEET 8 OF 10



TYPICAL CURB RAMP



SECTION T–T
SLOPED STREET

FOR SLOPED STREETS, MULTIPLY THE DIMENSIONS PARALLEL TO THE STREET, X AND Z, UPSTREAM AND DOWNSTREAM OF THE RAMP, BY THE FACTORS IN THE FOLLOWING TABLE.

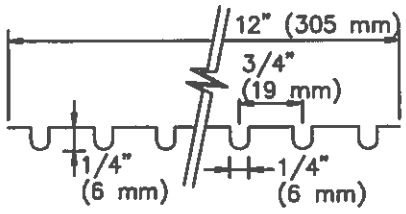
FOR EXAMPLE, X.DOWN = X x K.DOWN

S	K.DOWN	K.UP
0%	1.000	1.000
0.2%	0.977	1.025
0.5%	0.943	1.064
1%	0.893	1.136
2%	0.806	1.316
3%	0.735	1.563
4%	0.676	1.923
5%	0.625	2.500

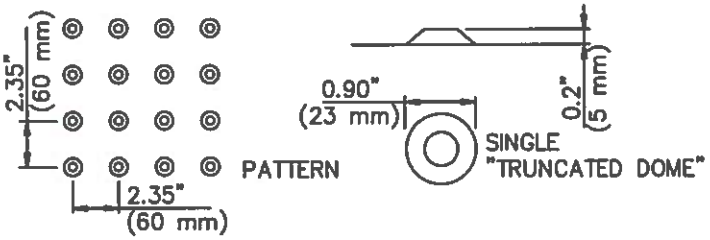
TABLE 2 – SLOPE ADJUSTMENTS

TABLE 2 REFERENCE FORMULAS:
K.DOWN = 8.333% / (8.333% + S)
K.UP = 8.333% / (8.333% – S)

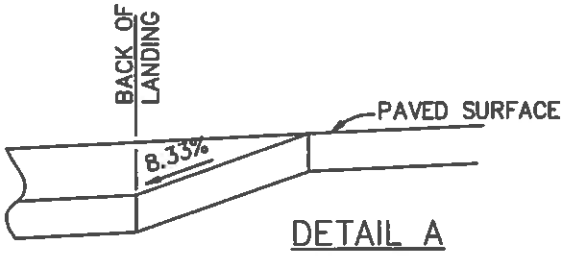
STREET SLOPE ADJUSTMENTS



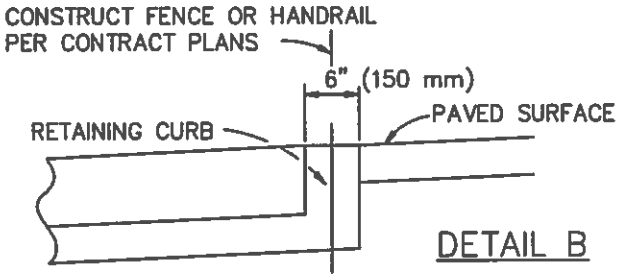
GROOVING DETAIL



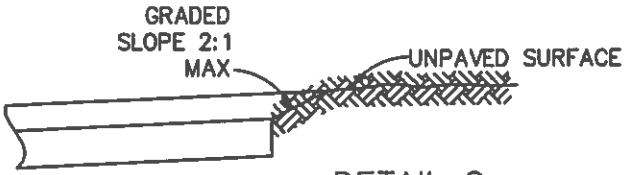
DETECTABLE WARNING DETAIL



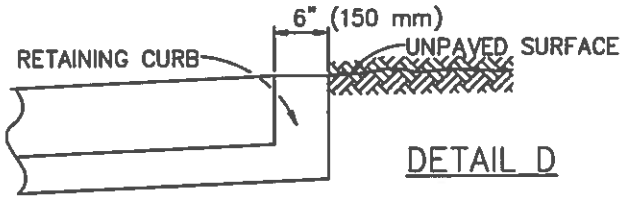
DETAIL A



DETAIL B



DETAIL C



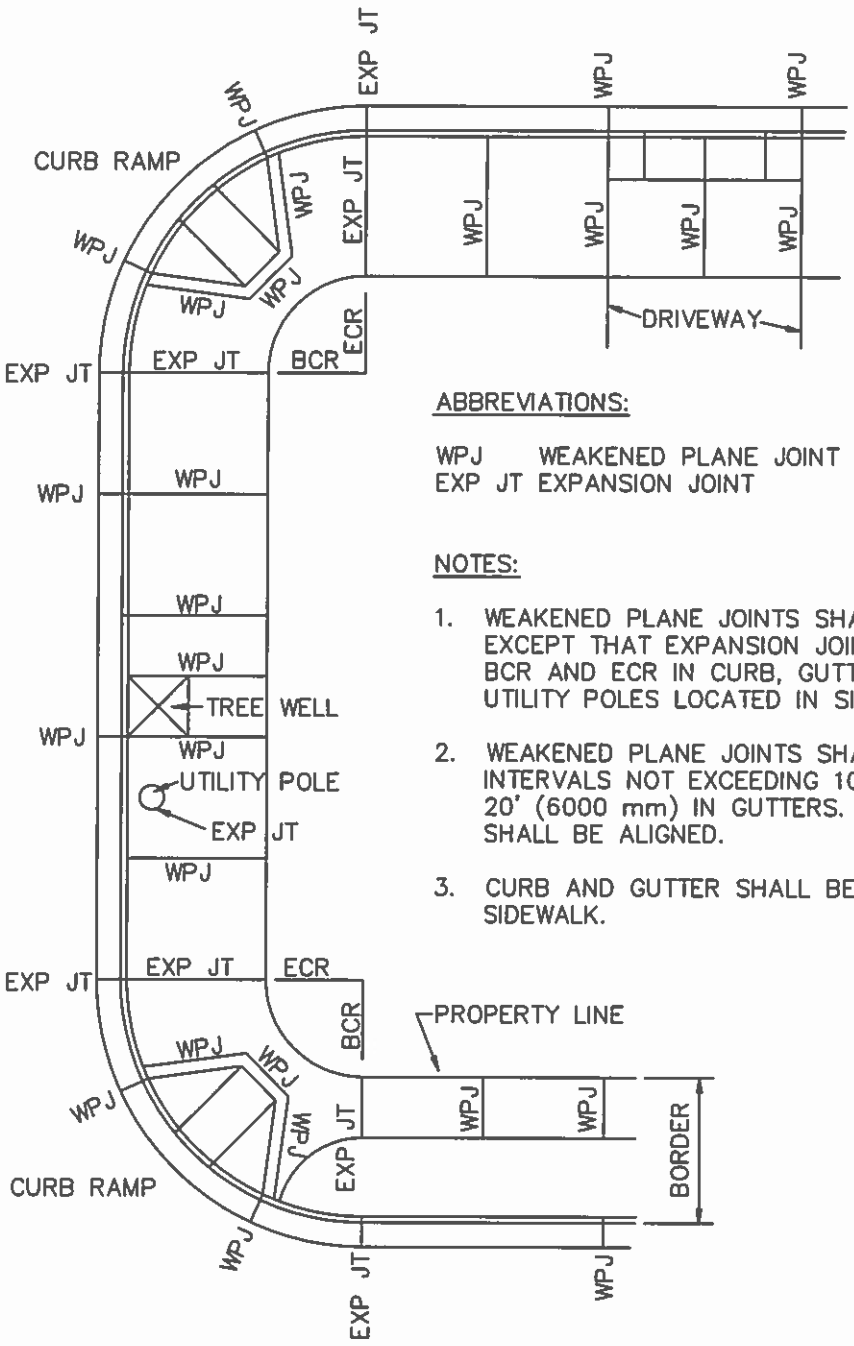
DETAIL D

GENERAL NOTES:

560-3250-C

1. CONCRETE SHALL BE CLASS ~~520-C-2500 (310-C-17)~~ CONFORMING TO SSPWC 201-1.1.2 AND SHALL BE 4" (100 mm) THICK.
2. THE RAMP SHALL HAVE A 12" (305 mm) WIDE BORDER WITH 1/4" (6 mm) GROOVES APPROXIMATELY 3/4" (19 mm) OC. SEE GROOVING DETAIL.
3. THE RAMP SURFACE SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE CONFORMING TO SSPWC 303-1.9.
4. USE DETAIL "A" OR "B" IF EXISTING SURFACE BEHIND LANDING IS PAVED.
5. USE DETAIL "C" OR "D" IF EXISTING SURFACE BEHIND LANDING IS UNPAVED.
6. R = 3' (900 mm) UNLESS OTHERWISE SHOWN ON PLAN. SEE SHEET 7.
7. ANGLE = $\Delta/2$ UNLESS OTHERWISE SHOWN ON PLAN.
8. CONSTRUCT DETECTABLE WARNING SURFACE PER DETAIL THIS SHEET. MATERIALS SHALL BE PER CONTRACT DOCUMENTS.

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION	STANDARD PLAN
CURB RAMP	**111-5**
	SHEET 10 OF 10



ABBREVIATIONS:

WPJ	WEAKENED PLANE JOINT	BCR	BEGINNING OF CURB RETURN
EXP JT	EXPANSION JOINT	ECR	END OF CURB RETURN

NOTES:

1. WEAKENED PLANE JOINTS SHALL BE USED FOR ALL JOINTS, EXCEPT THAT EXPANSION JOINTS SHALL BE PLACED AT THE BCR AND ECR IN CURB, GUTTER AND SIDEWALK, AND AROUND UTILITY POLES LOCATED IN SIDEWALK AREAS.
2. WEAKENED PLANE JOINTS SHALL BE CONSTRUCTED AT REGULAR INTERVALS NOT EXCEEDING 10' (3000 mm) IN WALKS AND 20' (6000 mm) IN GUTTERS. JOINTS IN CURB AND WALK SHALL BE ALIGNED.
3. CURB AND GUTTER SHALL BE CONSTRUCTED SEPARATELY FROM SIDEWALK.

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION

PROMULGATED BY THE PUBLIC WORKS STANDARDS INC. GREENBOOK COMMITTEE 1984 REV. 1996, 2009

CURB AND SIDEWALK JOINTS

USE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION

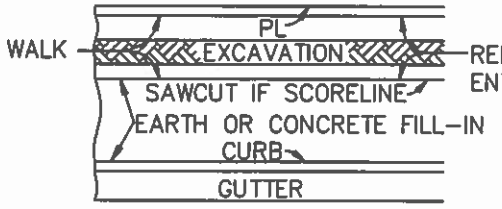
STANDARD PLAN 112-2

SHEET 1 OF 1

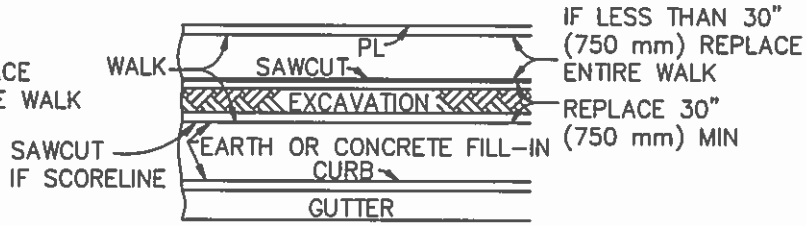
WALK OR FILL–IN REPLACEMENT FOR EXCAVATIONS MADE PARALLEL TO CURB OR PROPERTY LINE

WALK ADJACENT TO PROPERTY LINE

WALK LESS THAN 5' (1500 mm) WIDE



WALK 5' (1500 mm) WIDE OR MORE

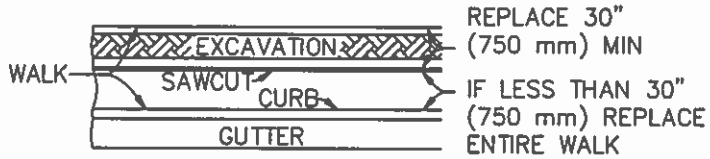


WALK ADJACENT TO CURB

WALK LESS THAN 5' (1500 mm) WIDE

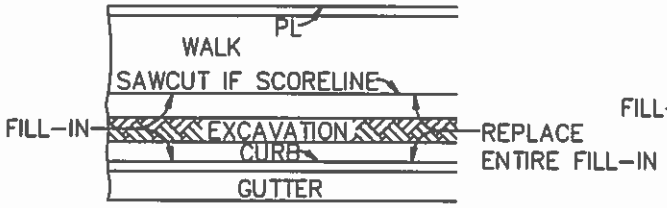


WALK 5' (1500 mm) WIDE OR MORE

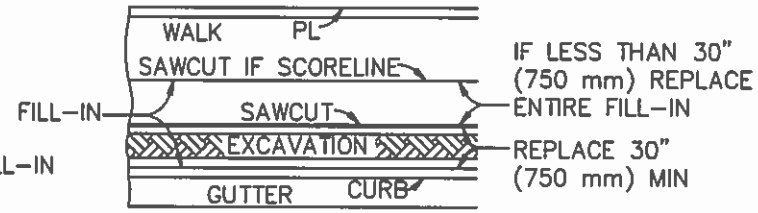


FILL–IN REPLACEMENT

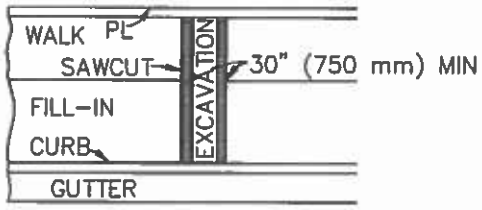
FILL–IN LESS THAN 5' (1500 mm) WIDE



FILL–IN 5' (1500 mm) WIDE OR MORE



WALK OR FILL–IN REPLACEMENT FOR EXCAVATIONS MADE NORMAL TO CURB OR PROPERTY LINE



THESE REQUIREMENTS ALSO APPLY TO ENDS OF PARALLEL EXCAVATIONS.

IF AN EXCAVATION FALLS WITHIN 30" (750 mm) OF AN EXPANSION JOINT, CONSTRUCTION JOINT, WEAKENED PLANE JOINT, OR EDGE, THE CONCRETE SHALL BE REMOVED AND REPLACED TO THE JOINT OR EDGE.

IF AN EXCAVATION FALLS WITHIN 12" (300 mm) OF A SCORELINE, THE CONCRETE SHALL BE REMOVED AND REPLACED TO THE SCORELINE. THE SCORELINE SHALL BE SAWCUT BEFORE CONCRETE REMOVAL.

THE MINIMUM LENGTH OF REPLACEMENT IN BOTH CASES SHALL BE 30" (750 mm).

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION

PROMULGATED BY THE PUBLIC WORKS STANDARDS INC. GREENBOOK COMMITTEE 1993 REV. 1996, 2009

SIDEWALK & DRIVEWAY REPLACEMENT

USE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION

STANDARD PLAN **113–2**

SHEET 1 OF 2

NOTES

1. CONCRETE WALK, FILL–IN AND DRIVEWAYS REMOVED IN CONNECTION WITH CONSTRUCTION SHALL BE REPLACED TO NEATLY SAWED EDGES. ALL CUTS SHALL BE PARALLEL TO OR PERPENDICULAR TO THE CURB; ON CURVES, THE CUT SHALL BE RADIAL TO THE CURB.

2. DRIVEWAY APRONS IN WHICH THE "W" DISTANCE IS LESS THAN 11' (3300 mm) SHALL BE REPLACED IN THEIR ENTIRETY IF CUT IN ANY AREA.

3. DRIVEWAY APRONS IN WHICH THE "W" DISTANCE IS 11' (3300 mm') OR MORE MAY BE CUT WITHIN THE "W" SECTION. THE MINIMUM REPLACEMENT SHALL BE 30" (750 mm) IN LENGTH. THE MINIMUM DISTANCE ALLOWED BETWEEN SUCH CUTS SHALL BE 14' (4200 mm').

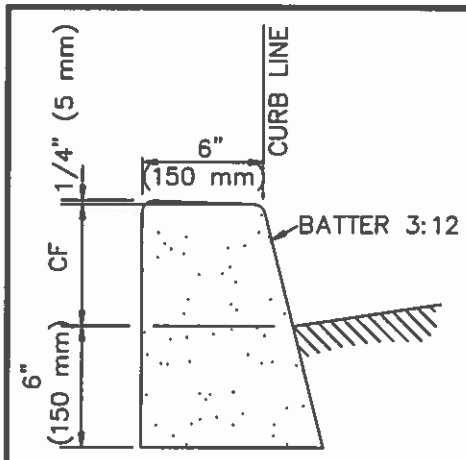
4. DRIVEWAY APRONS IN WHICH THE "W" DISTANCE IS 11' (3300 mm) OR MORE MAY BE CUT IN THE "X" OR "R" SECTION. REPLACEMENT SHALL BE THE ENTIRE "X" OR "R" SECTION.

5. DRIVEWAY APRONS SHALL BE REPLACED FROM THE BACK OF THE CURB TO THE FRONT EDGE OF THE WALK, EXCEPT, WHERE WALK IS ADJACENT TO CURB, REPLACEMENT SHALL BE FROM BACK OF CURB TO BACK OF WALK.

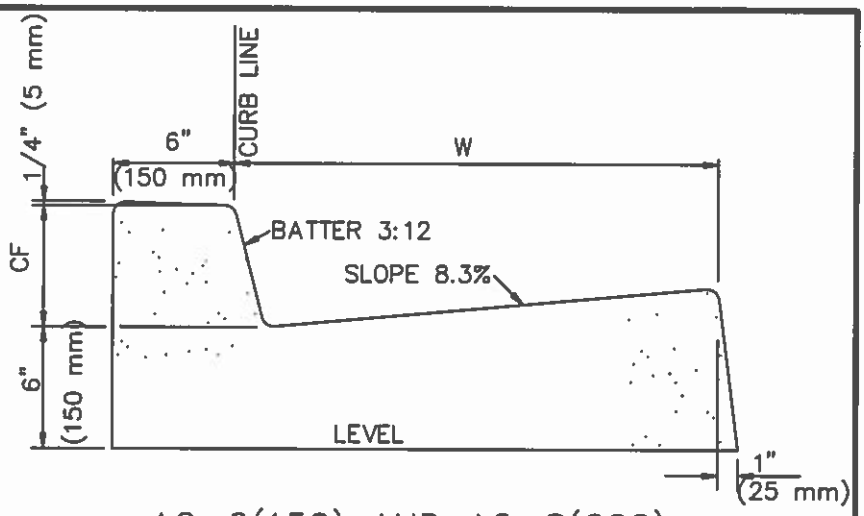
6. WALK PORTIONS OF DRIVEWAYS SHALL BE REPLACED AS SHOWN ABOVE FOR EXCAVATIONS MADE PARALLEL OR NORMAL TO CURB.

7. REPLACEMENT OF THE "X" OR "R" SECTION SHALL MATCH EXISTING CONSTRUCTION.

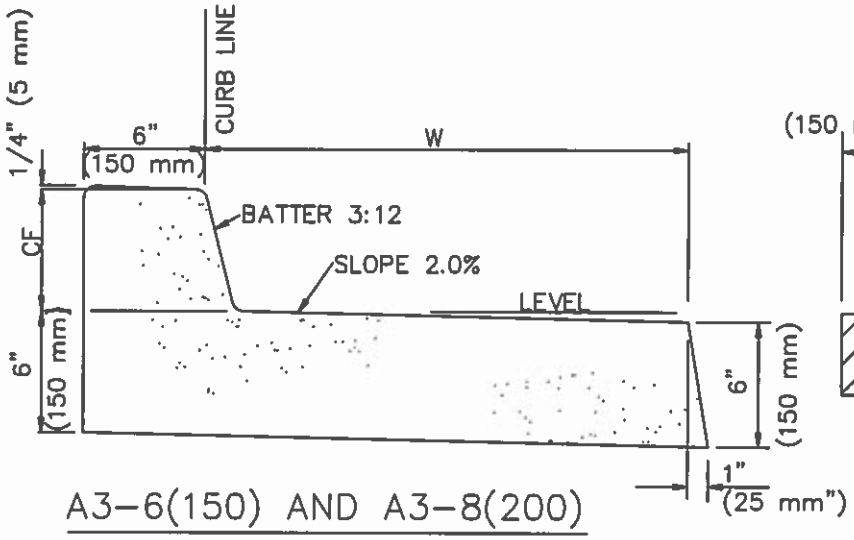
STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION	STANDARD PLAN
SIDEWALK & DRIVEWAY REPLACEMENT	113–2
	SHEET 2 OF 2



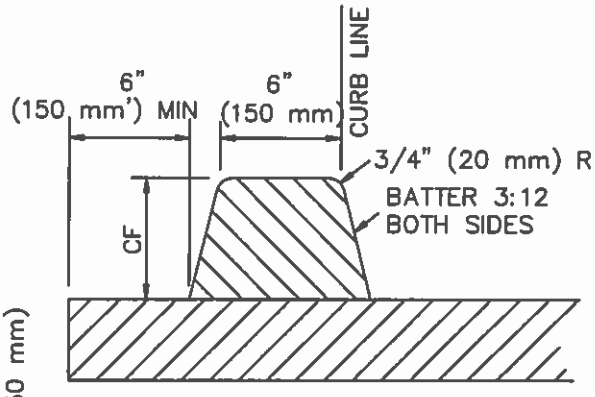
A1–6(150) AND
A1–8(200)



A2–6(150) AND A2–8(200)



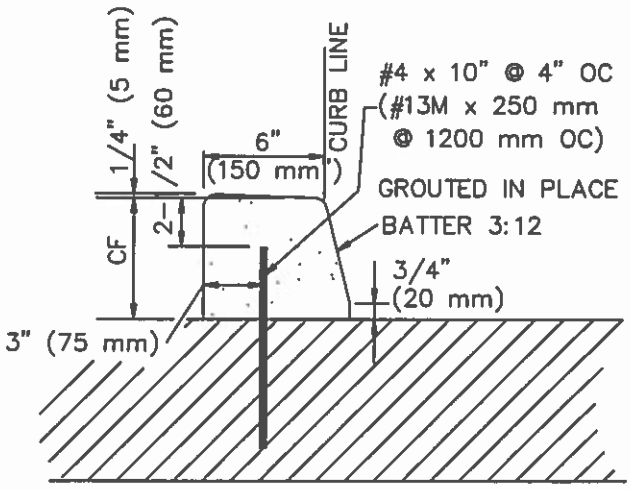
A3–6(150) AND A3–8(200)



D1–6(150) AND
D1–8(200)

NOTES:

1. THE LAST NUMBER IN THE DESIGNATION IS THE CURB FACE (CF) HEIGHT, INCHES (mm).
2. GUTTER WIDTH, W, IS 24" (600 mm) UNLESS OTHERWISE SPECIFIED.
3. TYPES A1, A2, A3 AND C1 SHALL BE CONSTRUCTED FROM PCC.
4. TYPE D1 CURB SHALL BE CONSTRUCTED FROM ASPHALT CONCRETE.
5. TYPE C1 CURB SHALL BE ANCHORED WITH STEEL DOWELS AS SHOWN OR WITH AN EPOXY APPROVED BY THE ENGINEER.
6. ALL EXPOSED CORNERS ON PCC CURBS AND GUTTERS SHALL BE ROUNDED WITH A 1/2" (15 mm) RADIUS.



C1–6(150) AND C1–8(200)

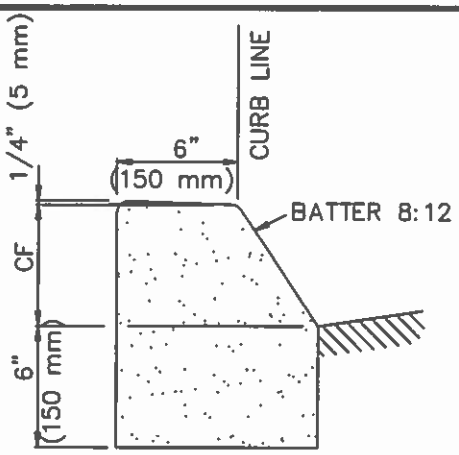
STANDARD PLAN FOR PUBLIC WORKS CONSTRUCTION

PROMULGATED BY THE PUBLIC WORKS STANDARDS INC. GREENBOOK COMMITTEE 1964 REV. 1996, 2009

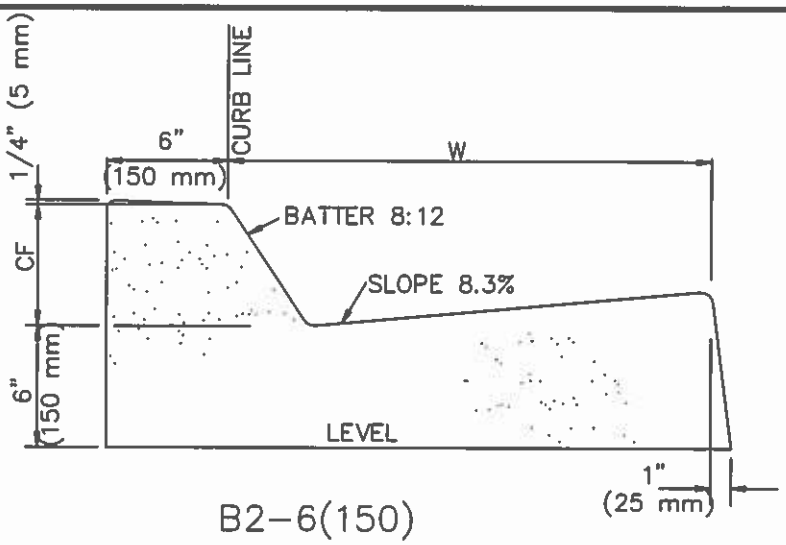
CURB AND GUTTER – BARRIER

USE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION

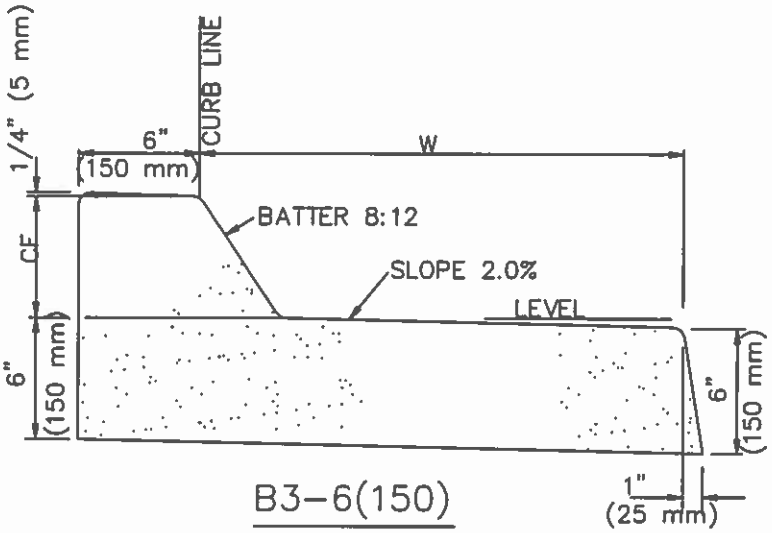
STANDARD PLAN
120–2
SHEET 1 OF 1



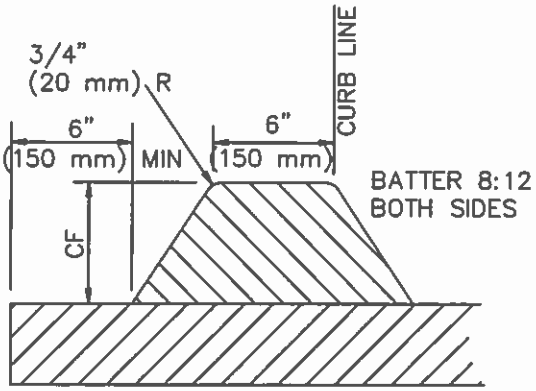
B1–6(150)



B2–6(150)



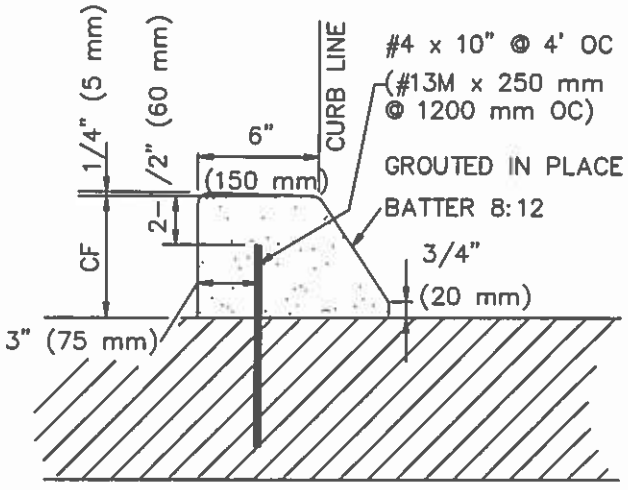
B3–6(150)



D2–6(150)

NOTES:

1. THE LAST NUMBER IN THE DESIGNATION IS THE CURB FACE (CF) HEIGHT, INCHES (mm).
2. GUTTER WIDTH, W, IS 24" (600 mm) UNLESS OTHERWISE SPECIFIED.
3. TYPES B1, B2, B3 AND C2 SHALL BE CONSTRUCTED FROM PCC.
4. TYPE D2 CURB SHALL BE CONSTRUCTED FROM ASPHALT CONCRETE.
5. TYPE C2 CURB SHALL BE ANCHORED WITH STEEL DOWELS AS SHOWN OR WITH AN EPOXY APPROVED BY THE ENGINEER.
6. ALL EXPOSED CORNERS ON PCC CURBS AND GUTTERS SHALL BE ROUNDED WITH A 1/2" (15 mm) RADIUS.



C2–6(150)

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION

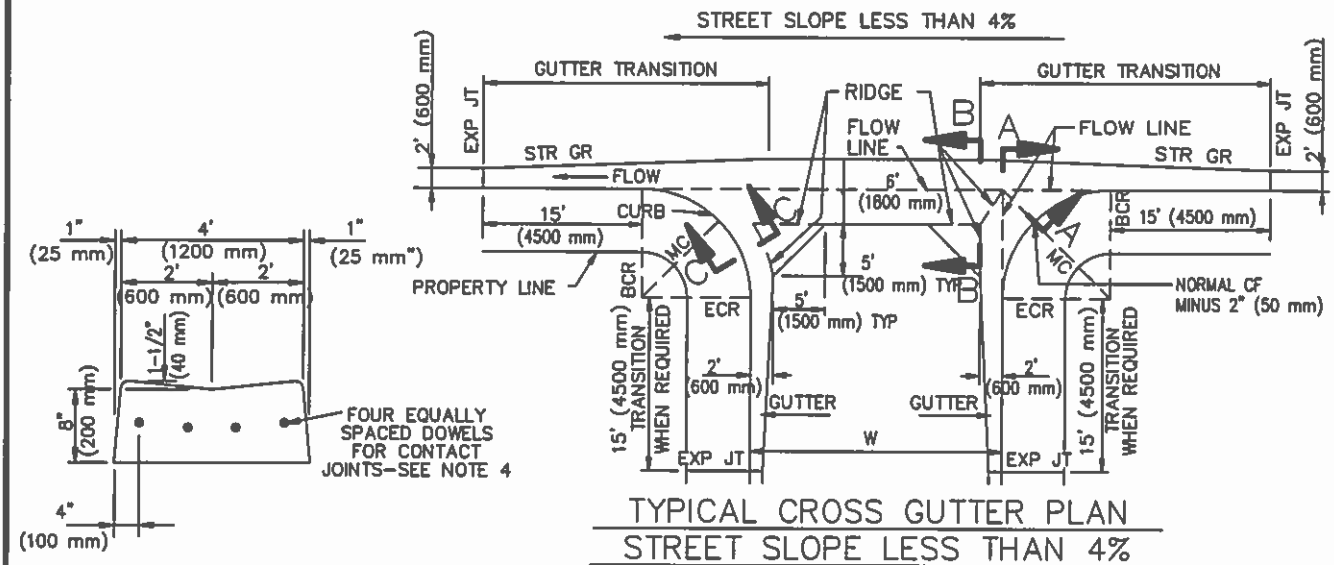
PROMULGATED BY THE PUBLIC WORKS STANDARDS INC. GREENBOOK COMMITTEE 1954 REV. 1996, 2009

CURB AND GUTTER–MOUNTABLE

USE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION

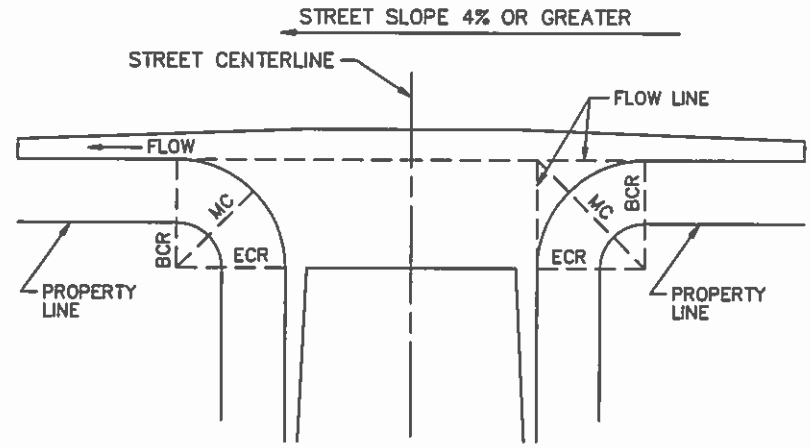
STANDARD PLAN 121–2

SHEET 1 OF 1

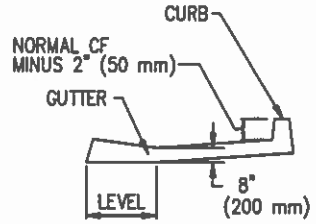


TYPICAL CROSS GUTTER PLAN
STREET SLOPE LESS THAN 4%

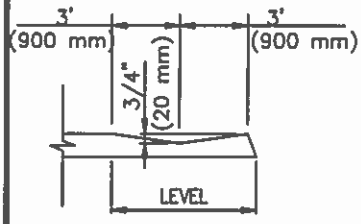
LONGITUDINAL GUTTER



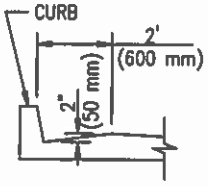
TYPICAL CROSS GUTTER PLAN
STREET SLOPE MORE THAN 4%



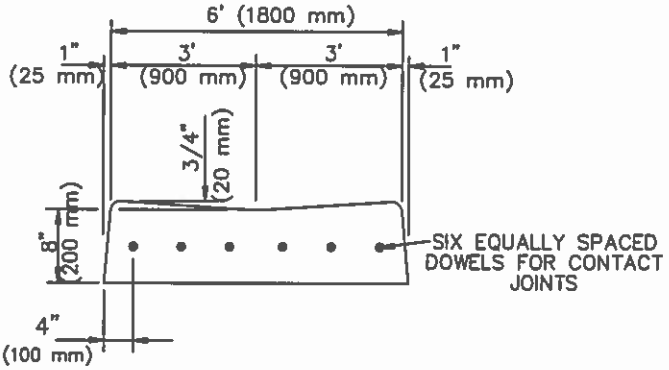
SECTION A–A



SECTION B–B



SECTION C–C



SECTION D–D

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION

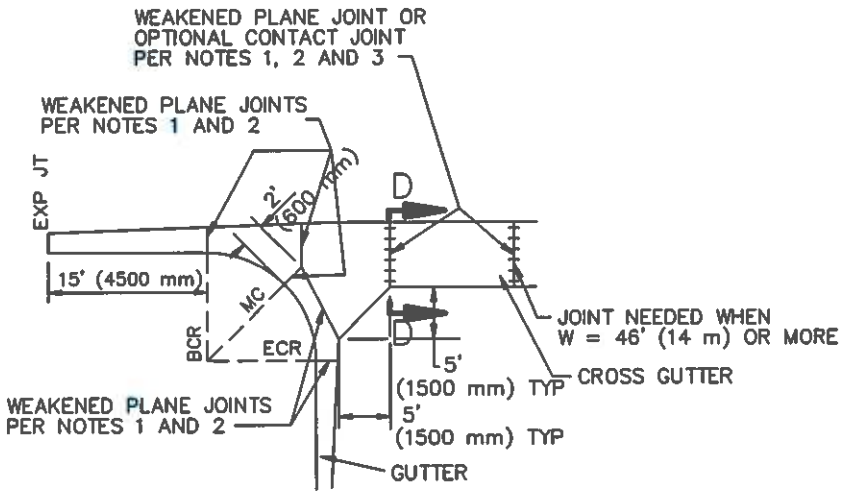
PROMULGATED BY THE PUBLIC WORKS STANDARDS INC. GREENBOOK COMMITTEE 1984 REV. 1996, 2009

CROSS AND LONGITUDINAL GUTTERS

USE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION

STANDARD PLAN 122–2

SHEET 1 OF 2

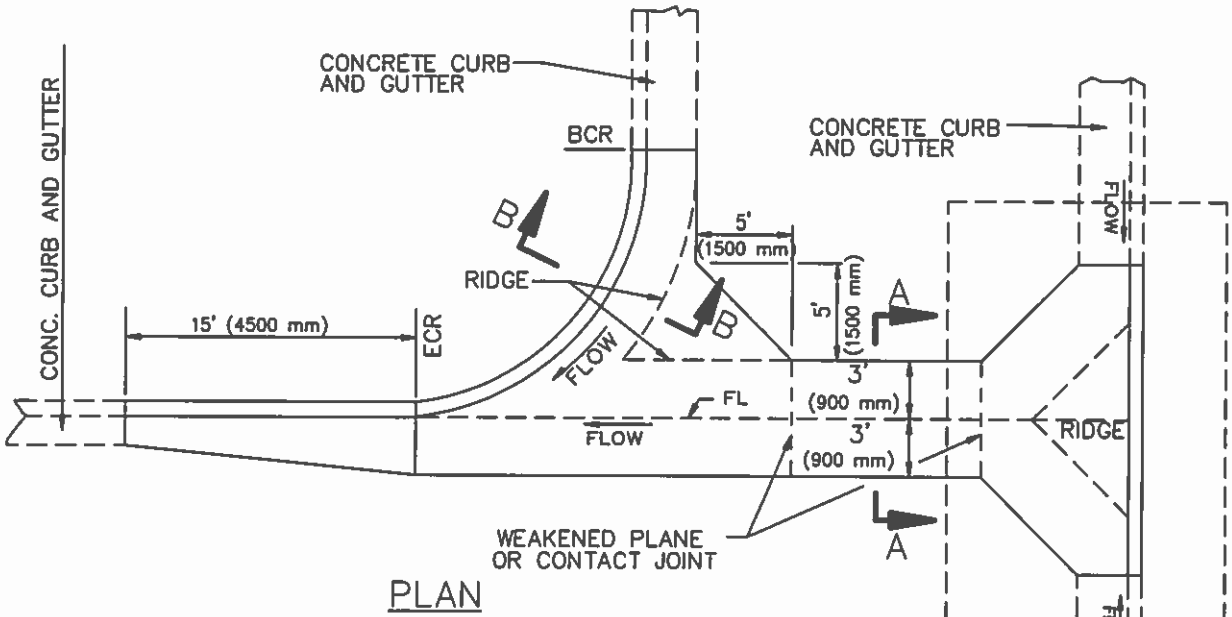


TYPICAL JOINT PLAN

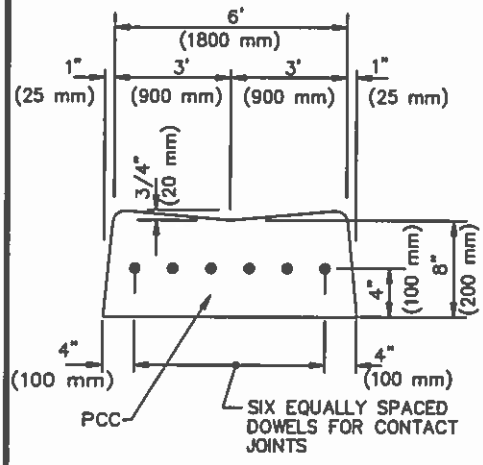
NOTES:

1. WEAKENED PLANE AND/OR CONTACT JOINTS SHALL BE PLACED IN CURB AND GUTTER AT LOCATIONS SHOWN ON THE TYPICAL JOINT PLAN HEREON.
2. WEAKENED PLANE JOINTS SHALL BE PLASTIC CONTROL JOINTS OR 1–1/2" (40 mm) DEEP SAW CUTS. CONCRETE SAWING SHALL TAKE PLACE WITHIN 24 HOURS AFTER CONCRETE IS PLACED.
3. DOWELS FOR CONTACT JOINTS SHALL BE #4 BARS 18" LONG (#13M BARS 450 mm LONG).
4. PLACE A WEAKENED PLANE OR CONTACT JOINT WHERE LONGITUDINAL ALLEY GUTTER JOINS CONCRETE ALLEY INTERSECTION.
5. ALL EXPOSED CORNERS ON PCC GUTTERS SHALL BE ROUNDED WITH 1/2" (15 mm) RADIUS.
6. CONCRETE SHALL BE INTEGRAL WITH CURB UNLESS OTHERWISE SPECIFIED.
7. 6-INCH THICK CLASS 2 AGGREGATE BASE SHALL BE PLACED AND COMPACTED TO 95% RELATIVE COMPACTION UNDER 8" THICK CROSS GUTTER AND SPANDRELS.

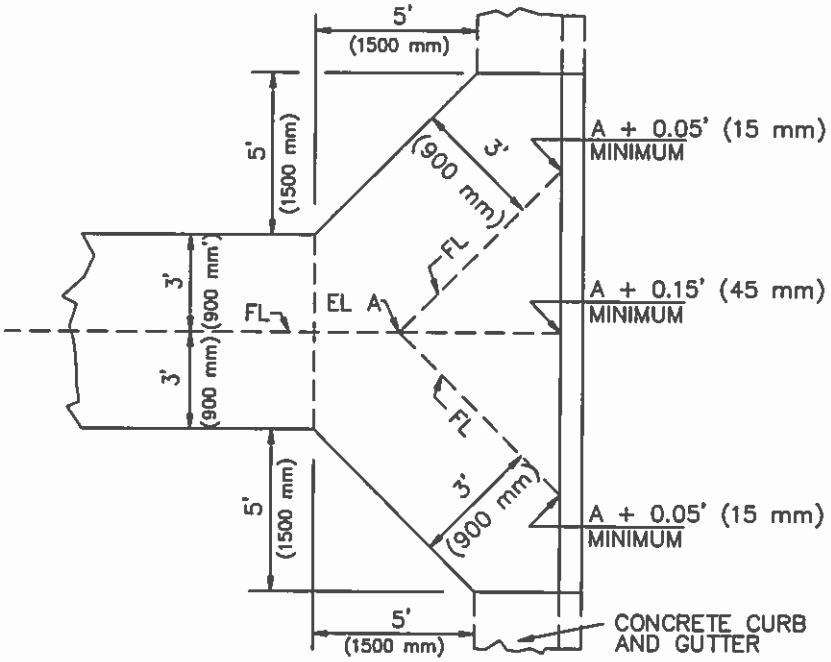
STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION	STANDARD PLAN
CROSS AND LONGITUDINAL GUTTERS	**122–2**
	SHEET 2 OF 2

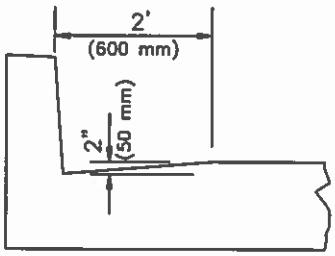


PLAN



SECTION A–A





SECTION B–B

DETAIL A

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION

PROMULGATED BY THE PUBLIC WORKS STANDARDS INC. GREENBOOK COMMITTEE 1993 REV. 1998, 2009

CROSS GUTTER AT T INTERSECTIONS

USE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION

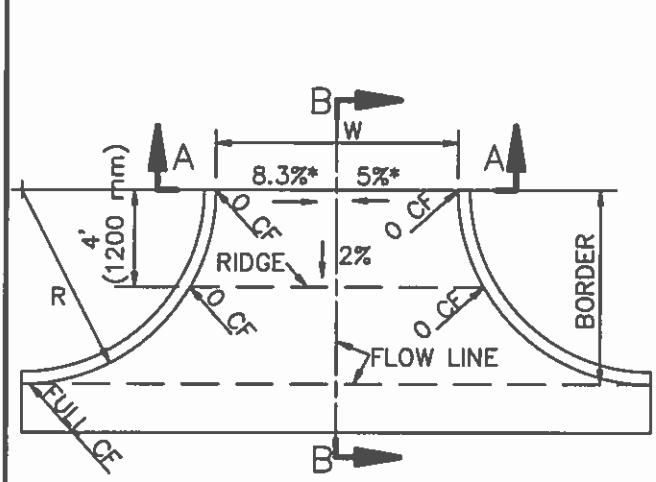
STANDARD PLAN 123–2

SHEET 1 OF 2

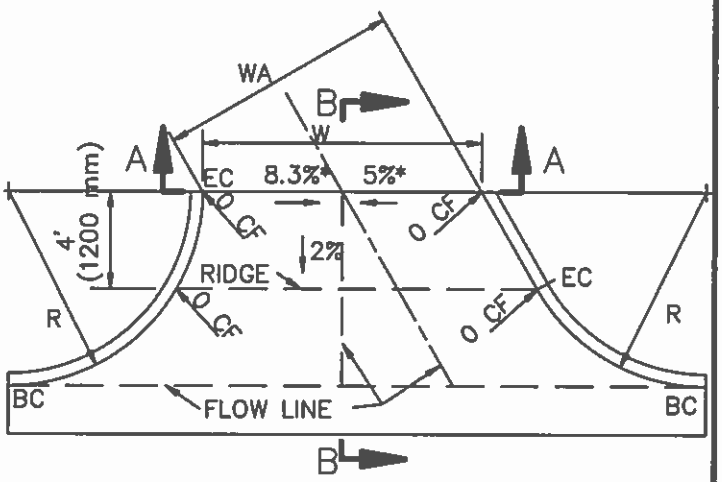
NOTES:

1. WEAKENED PLANE JOINTS SHALL BE PLASTIC CONTROL JOINTS OR 1–1/2" (35 mm) DEEP SAW CUTS. CONCRETE SAWING SHALL TAKE PLACE WITHIN 24 HOURS AFTER CONCRETE IS PLACED.
2. DOWELS FOR CONTACT JOINTS SHALL BE #4 BARS 18" LONG (#13M BARS 450 mm LONG).
3. ALL EXPOSED CORNERS SHALL BE ROUNDED WITH 1/2" (15 mm) RADIUS.
4. CONCRETE SHALL BE INTEGRAL WITH CURB UNLESS OTHERWISE SPECIFIED.
5. 6-INCH THICK CLASS 2 AGGREGATE BASE SHALL BE PLACED AND COMPACTED TO 95% RELATIVE COMPACTION UNDER 8" THICK CROSS GUTTER AND SPANDRELS.

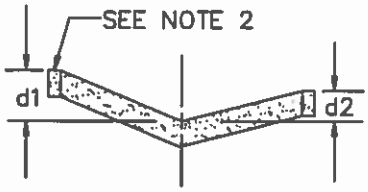
STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION	STANDARD PLAN
CROSS GUTTER AT T INTERTERSECTIONS	123–2
	SHEET 2 OF 2



STANDARD APPROACH



ANGLED APPROACH



SECTION A–A



SECTION B–B

W, ft W, mm	8' (2400mm)	10' (3000mm)	15' (4500mm)	20' (6000mm)	25' (7500mm)	30' (9000mm)
d1, ft MAX	0.33' (100 mm)	0.42' (125 mm)	0.63' (188 mm)	0.83' (250 mm)	1.04' (313 mm)	1.25' (375 mm)
d2, ft MIN	0.17' (50 mm)	0.25' (75 mm)	0.25' (75 mm)	0.25' (75 mm)	0.25' (75 mm)	0.25' (75 mm)

NOTES:

1. FOR CASE A, THE RADIUS OF THE CURB RETURN, R, IS EQUAL TO THE PARKWAY WIDTH.
2. ALLEY INTERSECTION SHALL BE PCC, CLASS 520–C–2500 (310–C–17), 6" (150 mm) THICK. CURB SHALL BE INTERGRAL TYPE "A".
3. ASTERISKS, *, SHOW MAXIMUM GRADES.

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION

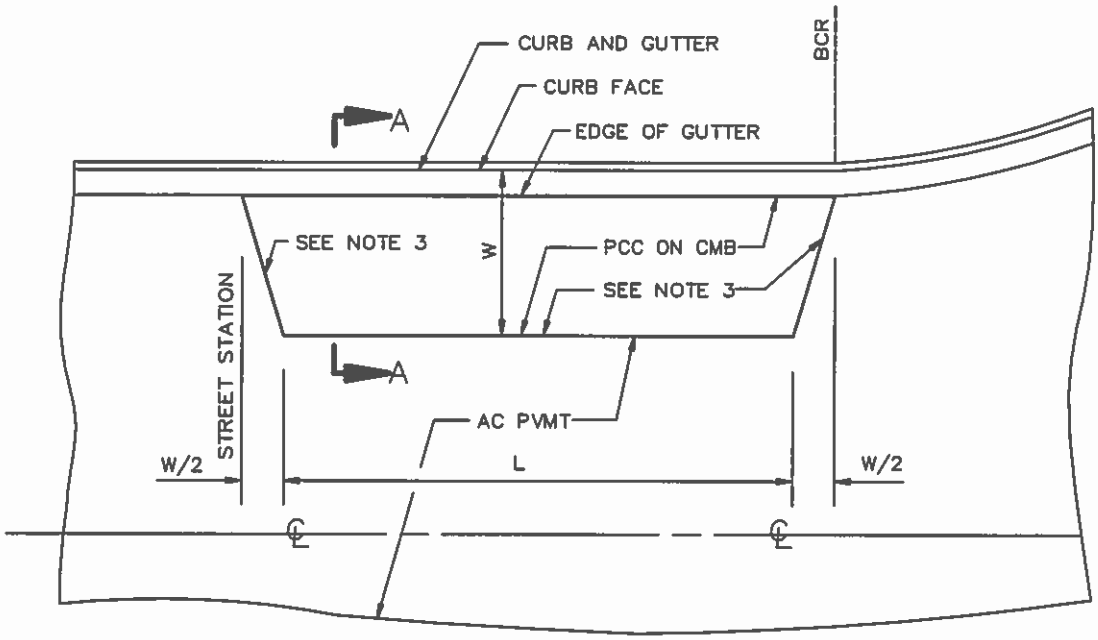
PROMULGATED BY THE PUBLIC WORKS STANDARDS INC. GREENBOOK COMMITTEE 1984 REV. 1996, 2009

ALLEY INTERSECTION

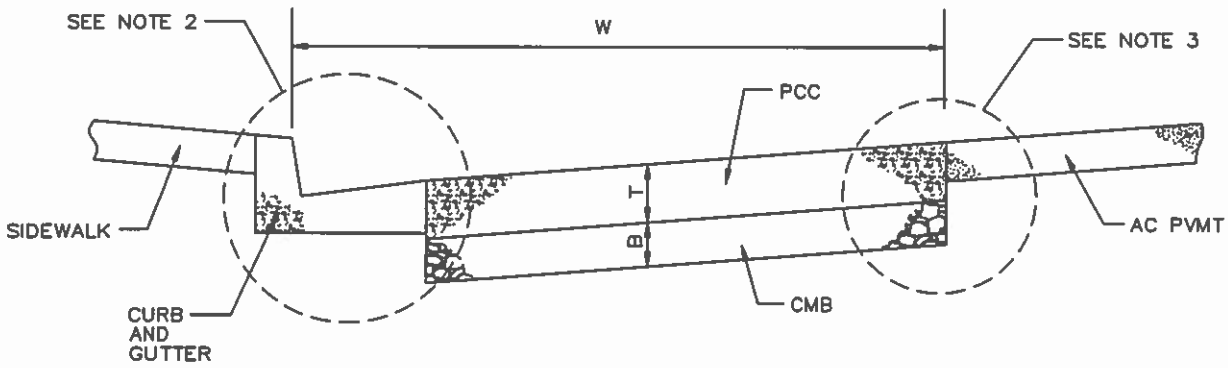
USE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION

STANDARD PLAN 130–2

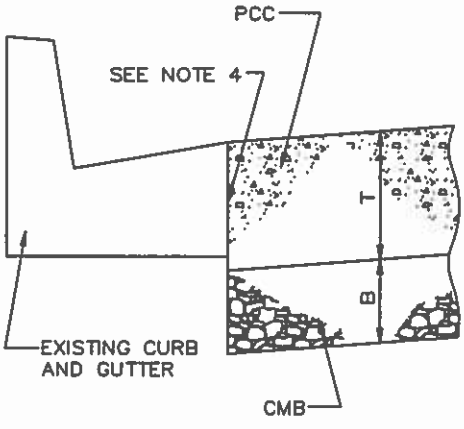
SHEET 1 OF 1



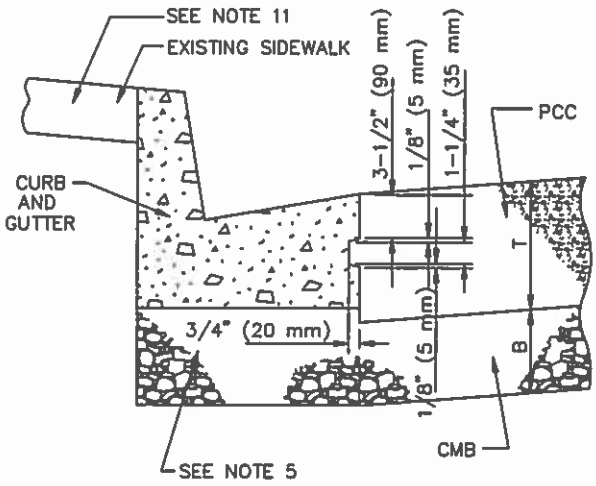
TYPICAL BUS PAD



SECTION A–A



SECTION B–B



SECTION C–C

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION

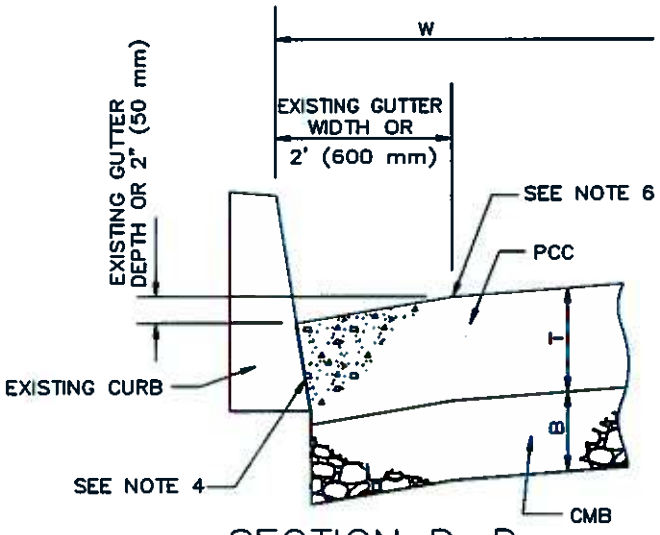
PROMULGATED BY THE PUBLIC WORKS STANDARDS INC. GREENBOOK COMMITTEE 1993 REV. 1996, 2009

CONCRETE BUS PAD

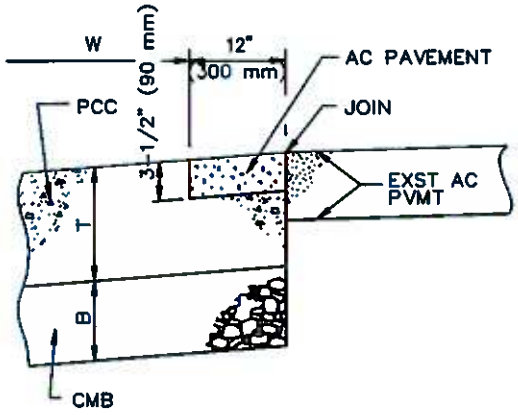
USE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION

STANDARD PLAN 131–2

SHEET 1 OF 2

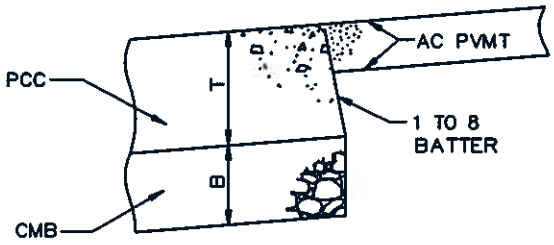


SECTION D–D



SECTION E–E

SEE NOTE 14

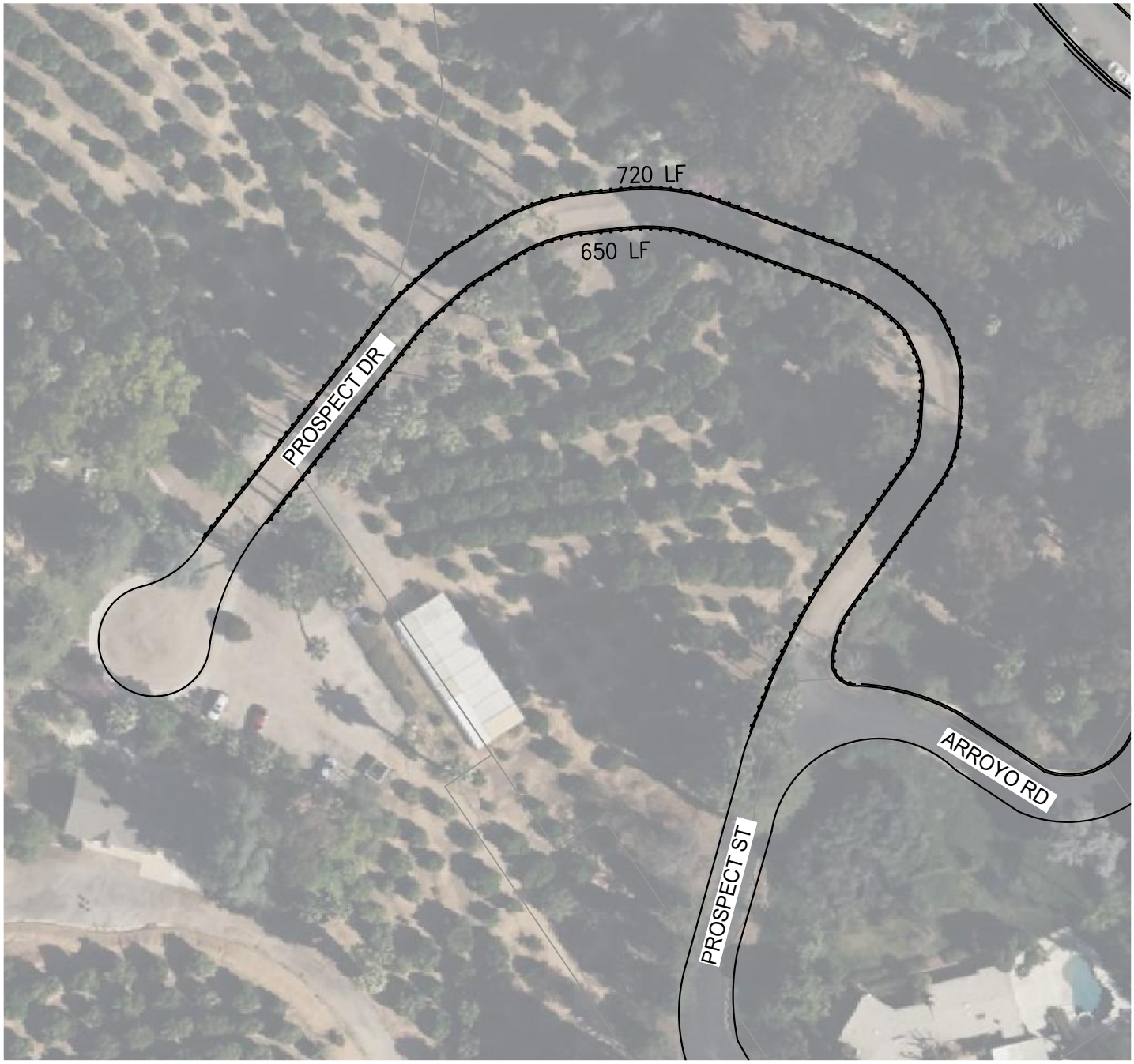


SECTION F–F

NOTES:

1. DIMENSIONS: (UNLESS OTHERWISE SHOWN)
   L = 85' (26 m) T = 8" (200 mm)
   W = 10' (3 m) B = 6" (150 mm)
2. USE SECTION B–B FOR EXISTING CURB AND GUTTER THAT IS TO REMAIN.
   USE SECTION C–C FOR NEW CURB AND GUTTER.
   USE SECTION D–D FOR EXISTING CURB THAT IS TO REMAIN.
3. USE SECTION E–E FOR EXISTING AC PAVEMENT.
   USE SECTION F–F FOR NEW AC PAVEMENT.
4. AT LOCATIONS WHERE PCC PAVEMENT WILL ABUT EXISTING CONCRETE, AN EPOXY APPROVED BY THE ENGINEER SHALL BE APPLIED TO THE EXISTING CONCRETE SURFACES PRIOR TO CONCRETE PLACEMENT.
5. IF B + T IS ≥ 300 mm (12"), CMB CHALL EXTEND UNDER NEW CURB AND GUTTER.
6. CONSTRUCT LONGITUDINAL WEAKENED–PLANE JOINT TO MATCH ADJOINING EXISTING GUTTER WIDTH, OR 2' (600 mm') IF NO ADJOINING GUTTER EXISTS.
7. USE 2"x4" (50x100) HEADER TO FORM 3–1/2" (90 mm) STEP. TOP OF HEADER SHALL BE SET TO LINE AND GRADE.
8. ALL EXPOSED PCC CORNERS SHALL BE ROUNDED WITH A 1/2" (15 m) RADIUS.
9. SURFACE OF CONCRETE SHALL HAVE A ROUGH TRANSVERSE BROOM FINISH.
10. WHERE DESIGNATED BY THE ENGINEER, UNDESIRABLE SUBGRADE MATERIAL SHALL BE REMOVED AND REPLACED WITH CMB.
11. WHERE NEW CURB AND GUTTER IS CONSTRUCTED ADJACENT TO EXISTING SIDEWALK, SIDEWALK SHALL BE REMOVED AND REPLACED TO NEAREST SCORELINE.
12. CONSTRUCT TRANSVERSE WEAKENED PLANE JOINTS IN BUS PAD PAVEMENT AT APPROX. 10' (3 m') INTERVALS.
13. CONSTRUCT TRANSVERSE WEAKENED PLANE JOINTS IN BUS PAD PAVEMENT AT ALL EXISTING CURB/CURB & GUTTER CONSTRUCTION JOINTS AND WEAKENED–PLANE JOINTS.
14. AT THE OPTION OF THE ENGINEER, THE EXISTING PAVEMENT MAY BE NEATLY SAWCUT AROUND THE DIMENSIONS OF THE BUS PAD, AND CONCRETE POURED DIRECTLY USING THE EXISTING PAVEMENT AS A FORM. THE CONCRETE EDGES SHALL BE ROUNDED WITH A 1/2" (15 mm) RADIUS.

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION	STANDARD PLAN
CONCRETE BUS PAD	**131–2**
	SHEET 2 OF 2



N
W E
S

GRAPHIC SCALE

0 80 160

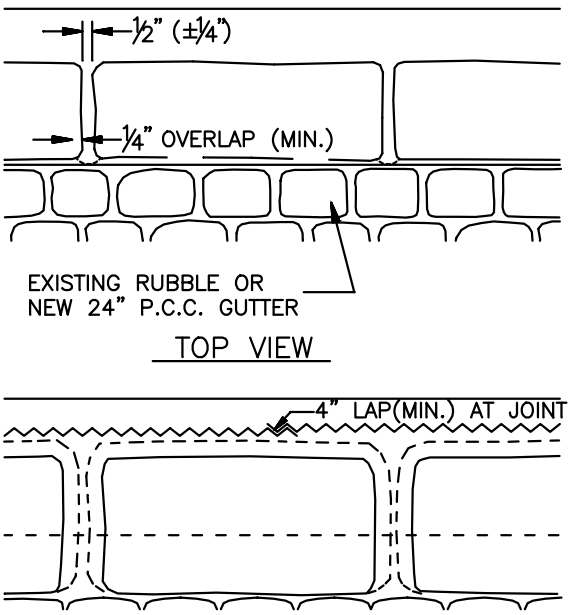
SCALE: 1" = 80'

LEGEND

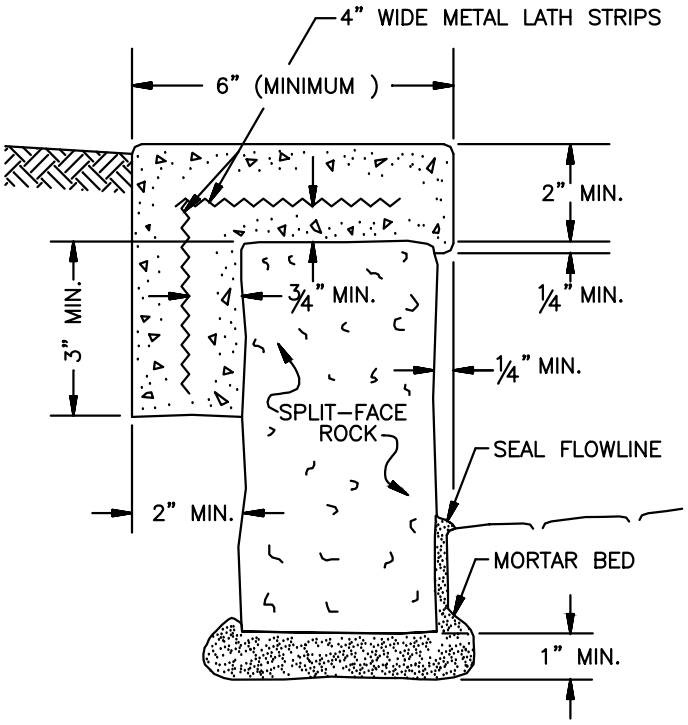
QTY.

REMOVE & REPLACE OR INSTALL ROCK CURB & GUTTER 1,370 LF

PROSPECT DR
ROCK CURB & GUTTER
REPLACEMENT



FRONT VIEW



CROSS SECTION OF ROCK CURB

SPECIFICATIONS

1. Description – This work shall consist of placing split–faced rock in cement mortar beds and placing of mortar caps at locations as shown on the plans or as directed by the Engineer and as specified in these specifications and the special provisions.
2. Rock – Rock for use in split–face rock curbs shall be existing split–face rock or new rock as may be required. Rock shall be clean, hard, durable and free from seams and other imperfections. Rock shall be of uniform shape and size. Any new rock used shall be approved by the Engineer prior to use.
3. Mortar – Mortar for bedding and finishing of split–face rock curb shall be class "C" mortar consisting of one part by volume of portland cement to two parts by volume of clean, fine aggregate. Hydrated lime, to the extent of 10% by volume of the cement may be added to the mortar. Hydrated lime shall be treated as an addition and not as replacing any cement. Mortar may be mixed in either a mixing machine or by hand. If mixed by hand, the fine aggregate, cement and lime shall be mixed dry until the mixture assumes uniform color. Water shall then be added at sufficient quantities to produce a mixture workable for the intended use. Mortar shall be used within one hour after water has been added and shall not be retempered.
4. Placing – Rocks shall be thoroughly wetted before placing and shall be laid in full mortar beds in courses approximately horizontal and vertical in both longitudinal and transverse directions as herein defined. Rocks will not be considered to be properly bedded until mortar exudes from the underside of the bedded rock. Mortar caps shall contain 4 inch wide "Strip–Ex" steel lath and shall be placed to the dimensions shown above. Grades for the top of the cap shall comply as follows: When a 10 foot straight edge is placed on top of the finished cap, the surface shall not vary from the edge of the straight edge more than 1/8 inch, except at changes in grade. Grades and changes in grade shall conform to the City of Redlands Standard Specifications. The alignment of the curb shall be set at a uniform perpendicular distance from the centerline of the street as shown on the plans or as defined by the Engineer. No voids in any part of the curb shall be permitted. Dimensions and tolerances for placing of rock shall be as shown above.

CITY OF REDLANDS MUNICIPAL UTILITIES AND ENGINEERING DEPARTMENT

SPLIT-FACE ROCK CURBING

STD. DWG. NUMBER **129-0**

APPROVED: Goutam K. Dobey, City Engineer RCE 75646

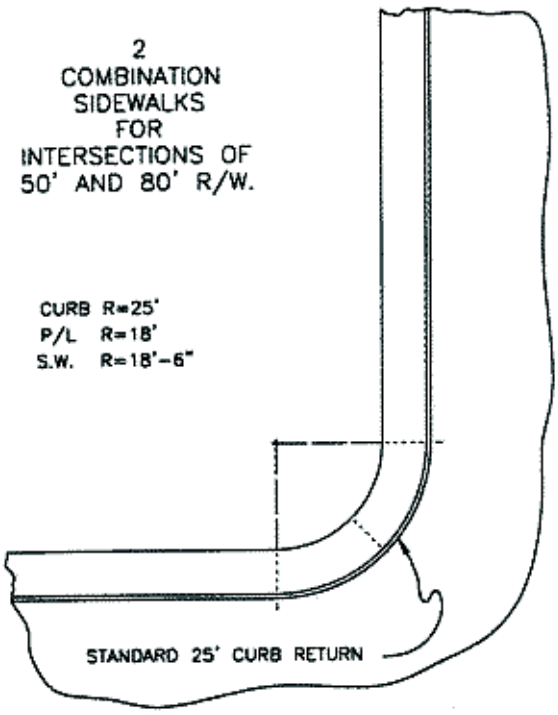
DATE: 01/03/2023

REV. | BY | DATE

SHEET 1 OF 1

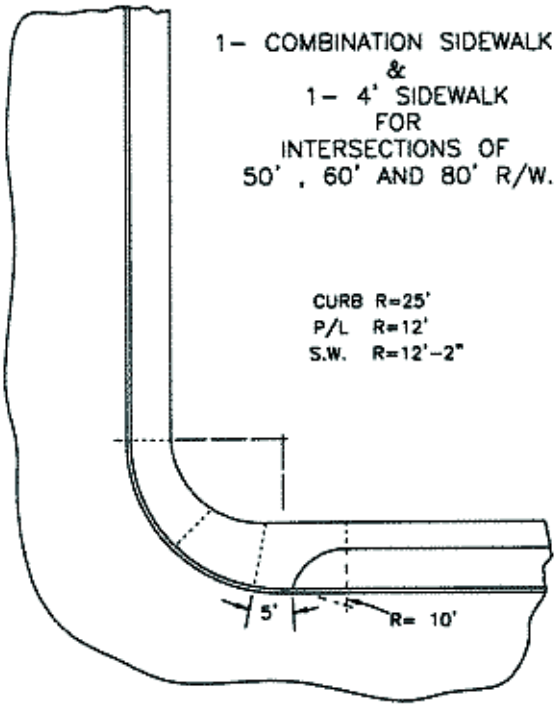
2
COMBINATION
SIDEWALKS
FOR
INTERSECTIONS OF
50' AND 80' R/W.

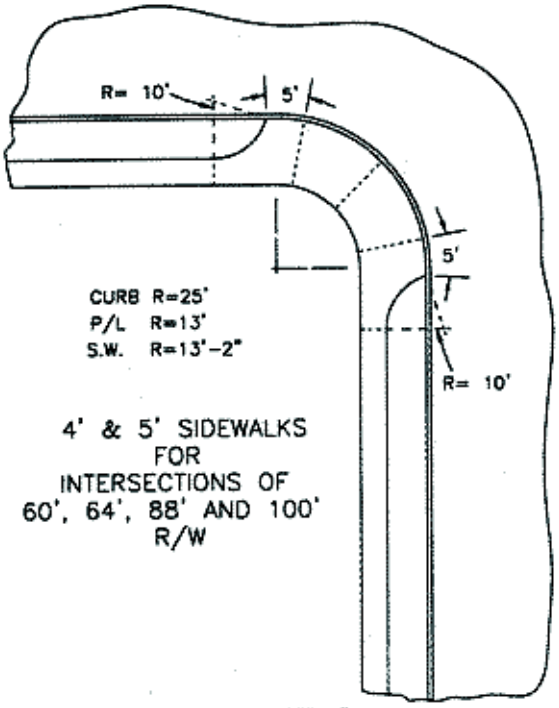
CURB R=25'
P/L R=18'
S.W. R=18'-6"



1- COMBINATION SIDEWALK
&
1- 4' SIDEWALK
FOR
INTERSECTIONS OF
50', 60' AND 80' R/W.

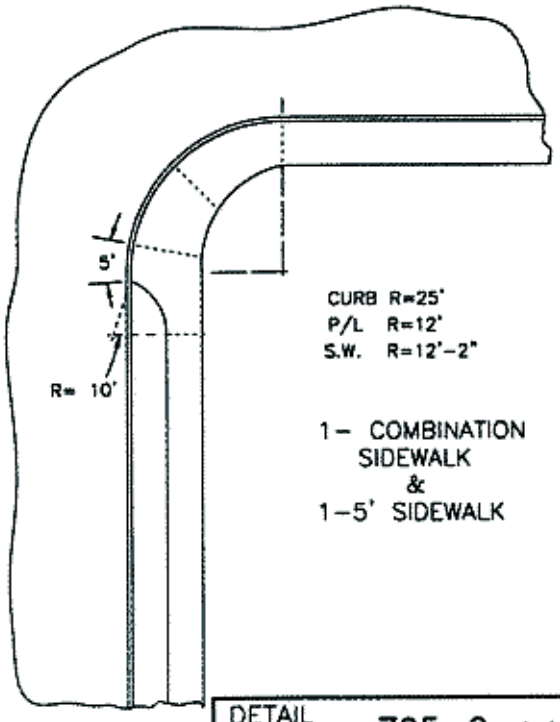
CURB R=25'
P/L R=12'
S.W. R=12'-2"





CURB R=25'
P/L R=13'
S.W. R=13'-2"

4' & 5' SIDEWALKS
FOR
INTERSECTIONS OF
60', 64', 88' AND 100'
R/W



CURB R=25'
P/L R=12'
S.W. R=12'-2"

1- COMBINATION
SIDEWALK
&
1-5' SIDEWALK

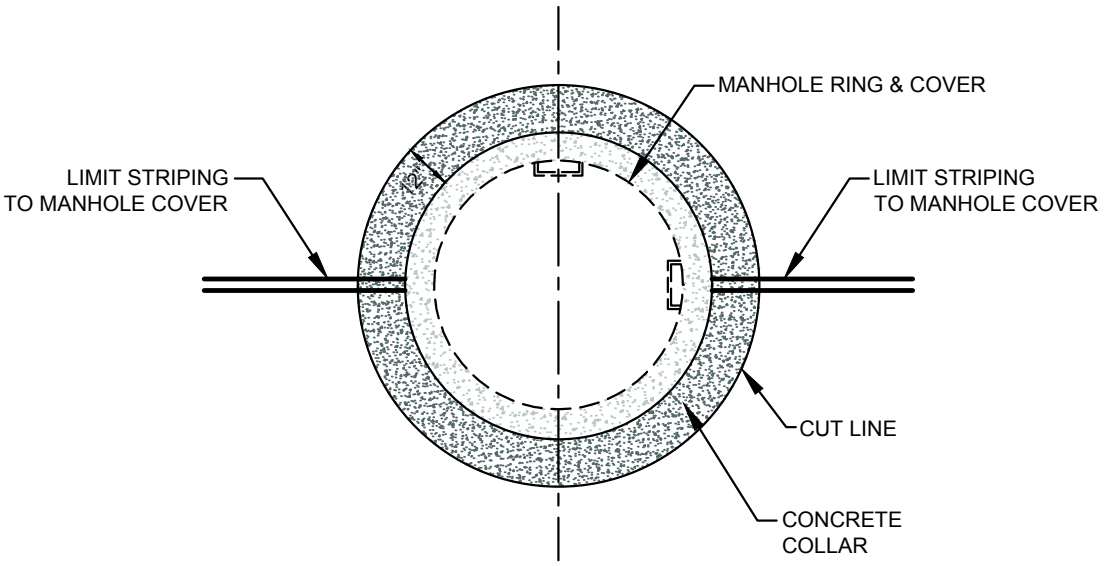
NOTE: SEE SPECS FOR JOINT DETAILS
------ DOTTED LINES INDICATE SCORING.

DETAIL
DWG. No. 705-0 1 of 1

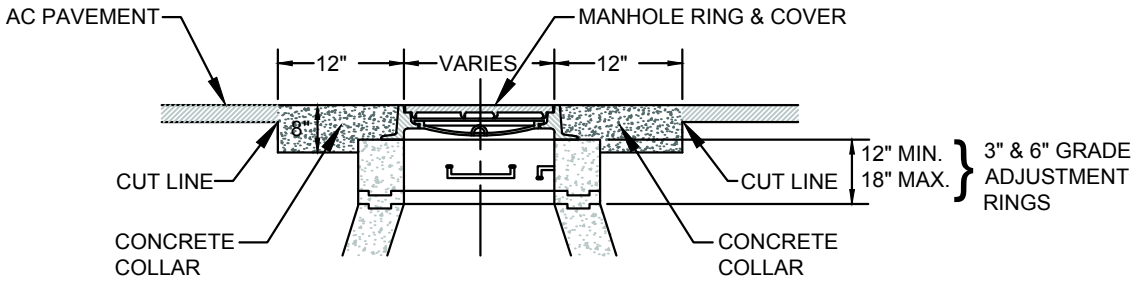
DRAWN BY: ANTHONY MACKESY
CHECKED BY: ALAN GRIFFITHS
DATE: DECEMBER 16,1998
APPROVED BY:
PUBLIC WORKS DIRECTOR
DATE: 2/12/99 R.C.E. No. 28129

CITY OF REDLANDS
PUBLIC WORKS DEPARTMENT

TYPICAL SIDEWALK INTERSECTIONS



PLAN VIEW



ELEVATION VIEW

NOTE:

1. SAW CIRCULAR AROUND MANHOLE 12" FROM MANHOLE FRAME.
2. MANHOLE SHALL BE MARKED PRIOR TO CUT THE PAVEMENT.
3. RAISE MANHOLE FRAME AND COVER TO FINISH GRADE BY INSTALLING CONCRETE RINGS AND LEVELING MORTAR.
4. BACKFILL WITH PCC CONCRETE TO FINISH GRADE.
5. CONCRETE TYPE SHALL BE 560-C-3250.
6. ADD QUIKRETE LIQUID CEMENT COLOR - CHARCOAL BLACK.
7. PROTECT FROM TRAFFIC LOADING UNTIL CONCRETE HAS CURED.
8. APPLY TACK COAT TO EDGES OF EXISTING PAVEMENT BEFORE INSTALLATION PATCH.
9. COLLARS ARE REQUIRED FOR ALL PAVED TRAVEL WAYS.

CITY OF REDLANDS MUNICIPAL UTILITIES AND ENGINEERING DEPARTMENT

CONCRETE COLLAR

THIS PAGE INTENTIONALLY LEFT BLANK

APPENDIX D

PERMITS

THIS PAGE INTENTIONALLY LEFT BLANK

Application for Road / Encroachment Permit

City of Redlands - Municipal Utilities & Engineering Department

Name: _____ Phone: _____

Address: _____ City: _____ Zip: _____

Contractor: _____ USA ID No.: _____

Contractor License No.: _____ Type: _____ Cal OSHA No.: _____

I hereby request permission to construct/install improvements/facilities within the City of Redlands road right-of-way at the following location:

Construction Start Date: _____ Anticipated Completion Date: _____

Development No.: _____ Plan No.: _____

Street Name: _____

Cross Streets: _____

Address: _____

and for the purpose of performing the following work:

_____

_____

Applicant/Agent Signature: _____ Date: _____

In accordance with Plans approved by the Municipal Utilities & Engineering Director and/or the Standard Specifications and Detail Drawings of the City of Redlands for the **quantity and type** of improvements listed below:

SHADED AREA FOR OFFICIAL USE ONLY

_____	EA	Driveway Appr, Res/Comm	$ 49.00	/ EA	=$	_____
_____	SF	Sidewalk	$ 0.09	/ SF	=$	_____
_____	SF	Cross Gutter/Spandrel	$ 0.58	/ SF	=$	_____
_____	LF	Curb & Gutter	$ 2.19	/ LF	=$	_____
_____	LF	Curb/Berm	$ 2.62	/ LF	=$	_____
_____	SF	Asphalt Pavement	$ 0.04	/ SF	=$	_____
_____	SF	Crushed Aggregate Base	$ 0.04	/ SF	=$	_____
_____	EA	Street Light	$ 81.00	/ EA	=$	_____
_____	EA	Traffic Signal - New	$ 2,152.00	/ EA	=$	_____
_____	EA	Traffic Signal - Modification	$ 1,737.00	/ EA	=$	_____
_____	CY	Reinforced Concrete	$ 89.00	/ CY	=$	_____
_____	LF	Storm Drain Pipe	$ 8.00	/ LF	=$	_____
_____	EA	Curb Inlet/Outlet Structures	$ 67.00	/ EA	=$	_____
_____	EA	Storm Drain Manhole/Junction Box	$ 67.00	/ EA	=$	_____
_____	EA	Curb Core	$ 62.00	/ EA	=$	_____
_____	LF	Sewer Main	$ 0.95	/ LF	=$	_____
_____	EA	Sewer Manhole	$ 67.00	/ EA	=$	_____
_____	EA	Sewer Cleanout	$ 134.00	/ EA	=$	_____
_____	EA	Sewer Lateral	$ 67.00	/ EA	=$	_____
_____	LF	Water Main - Potable	$ 1.09	/ LF	=$	_____
_____	LF	Water Main - Non-Potable	$ 1.09	/ LF	=$	_____
_____	EA	Fire Hydrant Assembly	$ 66.00	/ EA	=$	_____
_____	EA	Water Service Lateral	$ 26.00	/ EA	=$	_____
_____	EA	Water Shutdown	$ 67.00	/ EA	=$	_____
_____	EA	Fire Service	$ 58.00	/ EA	=$	_____
_____	LF	Excavation/Utility Trench	$ 1.25	/ LF	=$	_____
_____	SF	Street Patch	$ 0.67	/ SF	=$	_____
_____	SF	Warranty Fee (Street Cut)	$ _____	/ SF	=$	_____
_____		_____	$ _____	/	=$	_____
_____		_____	$ _____	/	=$	_____

SUBTOTAL PERMIT FEE $ _____

PERMIT FEE work complete within specified date from issuance = $ 219.00 fee. **$219.00**

PENALTY FEE 25% of total permit fee if issued after commencement of work $ _____

($250.00 minimum fee)

(Effective 06/02/09) **TOTAL ENCROACHMENT PERMIT FEE** $ _____

Redlands Regular Meeting of 10/01/24

Truck Route Permit Required: ☐ YES ☐ NO

Closure Permit With Traffic Plan Required: ☐ YES ☐ NO

Water Shutdown Required: ☐ YES ☐ NO

Bond Required: ☐ YES ☐ NO

Conduit Material: _____

Conduit Size: _____

Calculated By

Inspected by

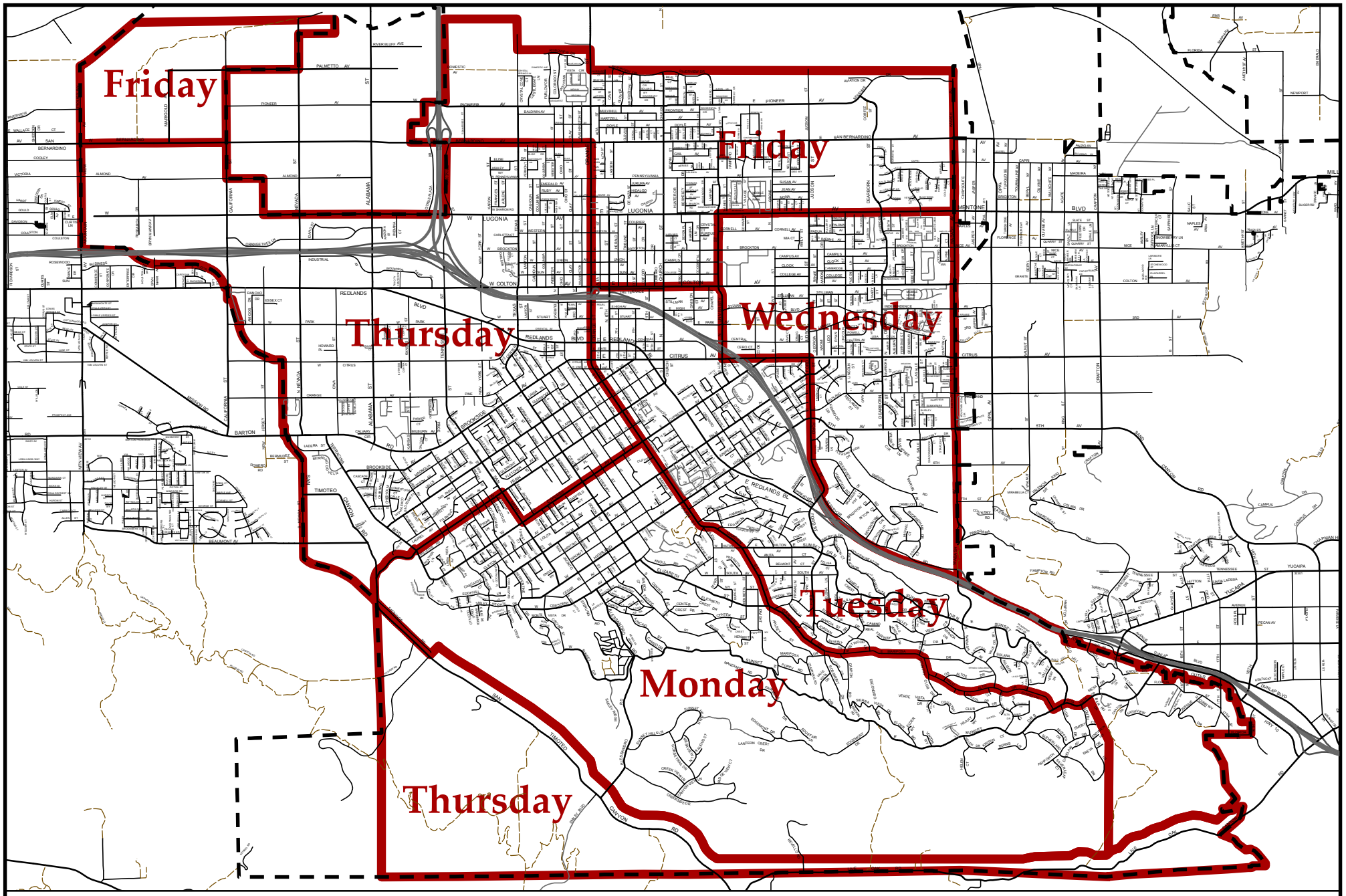
Municipal Utilities & Engineering

Approved By

THIS PAGE INTENTIONALLY LEFT BLANK

APPENDIX E
TRASH COLLECTION SCHEDULE

THIS PAGE INTENTIONALLY LEFT BLANK



Solid Waste Collection Days

City of REDLANDS "A City That Works"

November 15, 2013

Scale

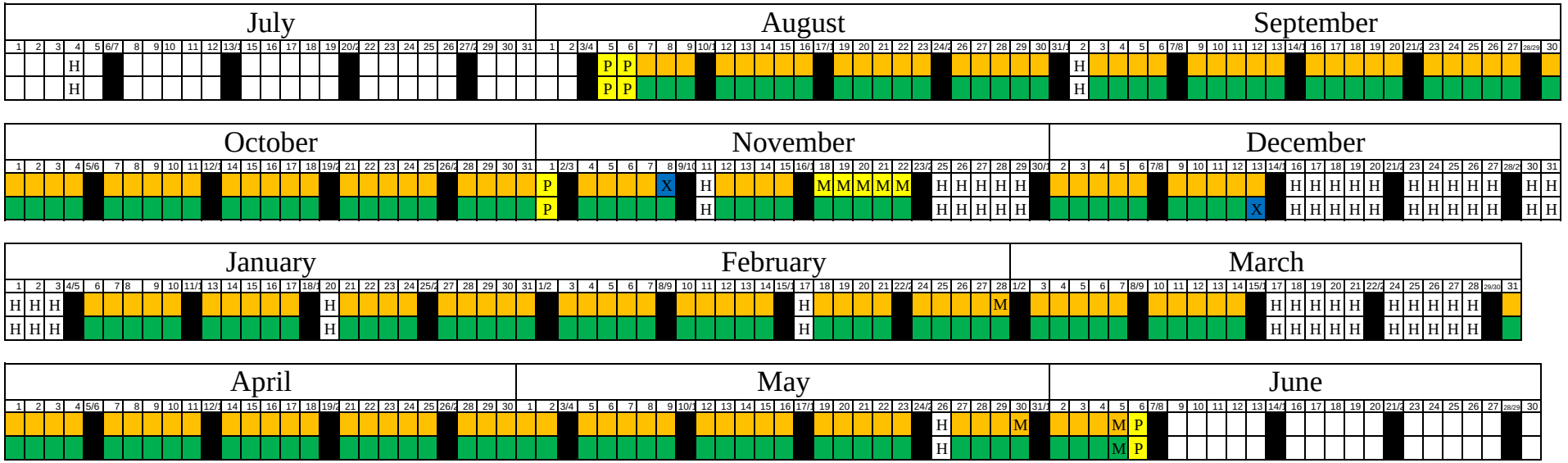
0 0.25 0.5 0.75 1 Miles

THIS PAGE INTENTIONALLY LEFT BLANK

APPENDIX F
SCHOOL CALENDAR

THIS PAGE INTENTIONALLY LEFT BLANK

REDLANDS UNIFIED SCHOOL DISTRICT
STUDENT ATTENDANCE CALENDAR
2024-2025
ALL REDLANDS SCHOOLS



Elementary
Secondary

P Staff Professional Day (No Students In Attendance)
M Minimum Day - Conferences/Report Card Preparation
H Holiday (No Students In Attendance)
X Report Card Day (No Students In Attendance)

Student Attendance Days - 180
Teacher Attendance Days - 185

End of Quarter and Semester Dates - Grades TK/K and 6-12

Quarter 1 - October 6
42 days
Quarter 2 / Semester 1 - December 15
43 days Quarter 2
85 days Semester 1
Quarter 3 - March 15
48 days
Quarter 4 / Semester 2 / End of year - June 6
48 days Quarter 4
96 days Semester 2

End of Trimester Dates - Grades 1-5

Trimester 1 - November 3
62 days
Trimester 2 - March 1
61 days
Trimester 3 - June 6
58 days

H - Holidays - NO ATTENDANCE

LABOR DAY	September 2
VETERANS DAY	November 11
THANKSGIVING RECESS	November 25 - 29
WINTER RECESS	December 16 - January 3
MARTIN LUTHER KING DAY	January 20
PRESIDENTS' DAY	February 17
SPRING BREAK	March 17 - March 28
MEMORIAL DAY	May 26

Board Approved: 03/14/2023

THIS PAGE INTENTIONALLY LEFT BLANK

APPENDIX G
CITY OF REDLANDS CONTRACTOR SAFETY PROGRAM

THIS PAGE INTENTIONALLY LEFT BLANK

THE CITY OF REDLANDS

CONTRACTOR SAFETY PROGRAM

Rev. June 15, 2021

TABLE OF CONTENTS

I. POLICY 3

II. AUTHORITY 3

III. SCOPE 3

IV. DEFINITIONS 3

V. RESPONSIBILITIES 4

RISK MANAGEMENT... 4
PROJECT MANAGER (CITY) 5
INSPECTOR (CITY) 5
EMPLOYEES (CITY) 5
CONTRACTOR 5
PROJECT SAFETY OFFICIAL 6

VI. PROGRAM 6

SAFETY PREQUALIFICATION QUESTIONNAIRE 6
APPEAL PROCESS 7
CONSTRUCTION PROJECTS (TIER I AND TIER II) 8
INSPECTIONS 9
TRAINING/DOCUMENTATION 9
NON-COMPLIANCE 9
CITY PERSONNEL 9

VII. RECORDKEEPING 10

VIII. ADDITIONAL REFERENCES 10

ACKNOWLEDGMENT OF RECEIPT (A) 11
SAFETY PREQUALIFICATION QUESTIONNAIRE (B) 12
NOTICE OF NONCOMPLIANCE (C) 13
JOB HAZARD ANALYSIS (D) 14
INCIDENT INVESTIGATION FORM (E) 15

CONTRACTOR SAFETY PROGRAM

I. Policy

The purpose of this Contractor Safety Program ("CSP") is to ensure, as best as reasonably possible, the protection and safety of all persons and property during construction activities undertaken by private contractors on behalf of the City of Redlands ("City"). The City has a comprehensive and structured approach in outsourcing services performed on City facilities by third-party persons and entities ("Contractor(s)"). The first phase of this comprehensive approach includes actively screening Contractors based on safety records, safety performance, and safety compliance. After the qualified Contractor is awarded a contract, the Contractor must then ensure compliance with all local, state, federal and Cal/OSHA regulations applicable to the contracted scope of work, and requirements set forth within this CSP. The Contractor, its agents, and personnel must adhere to the policies and procedures set forth by this CSP and all applicable laws and regulations.

II. Authority

California Code of Regulations, Title 8, Section 336.10 "Determination of Citable Employer"
California Code of Regulations, Title 8
"Greenbook" Standard Specifications for Public Works Construction
Redlands Municipal Code
California Building Code

III. Scope

This CSP applies to all Contractors who provide or render construction or improvement services for City-owned property and facilities.
The Contractor services covered under this CSP include, but are not limited to, the following:

A. New construction;
B. Remodeling;
C. Facility maintenance or repair;
D. Equipment installation or maintenance; and
E. Services (i.e. janitorial, fleet operations, landscaping, etc.)

Consultants/ Professional service providers are exempt from having to submit a Safety Prequalification Questionnaire ("SPQ"), prior to the beginning of work, but they are expected to be compliant with industry best practices with regards to maintaining a safe work environment for their employees and others.

IV. Definitions

A. **Contract –** any written agreement between the City of Redlands and a Contractor, to perform a specified scope of work on City facilities. With respect to this policy, a contract includes, but is not limited to: awarded purchase orders, bids, and/ or project contracts.
B. **Construction Work –** construction, alteration, and/or repair, including painting and decorating.
C. **Contractor –** a person or entity (including all personnel) awarded a contract to perform work on City property or facilities.
D. **D.A.R.T Rate –** Injuries and illnesses severe enough to warrant: Days Away, Restrictions and Transfers. The DART rate is calculated using the following formula: Number of OSHA Recordable injuries and illnesses that resulted in Days Away x 200,000/divided by total hours worked by all employees during the year covered.

E. **Designated Work Area –** an area where it is necessary to restrict or limit entry or access of nonessential personnel or the public. Examples include work areas involving remediation abatement, demolition, excavation, and overhead lifting.
F. **Facilities –** any building or property owned by the City of Redlands.
G. **Hazard –** source or situation with a potential for harm in terms of injury or health, damage to property, damage to workplace environment, or a combination of these.
H. **Job Hazard Analysis ("JHA") –** a technique that focuses on job tasks as a way to identify hazards before they occur. It focuses on the relationship between the worker, the task, the tools, and the work environment. The objective is to eliminate the risk or to utilize control measures to reduce the risk.
I. **North American Industry Classification System ("NAICS") –** is the standard used by Federal statistical agencies in classifying business establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business economy.
J. **Non-compliance –** any deviation from standards, practices, processes, procedures, regulations etc. that could either directly or indirectly lead to injury or illness, property damage, damage to the workplace environment, or any combination of these criteria.
K. **Notice of non-compliance –** form provided to the Contractor by the City alerting the contractor of non-compliance with City specifications, Cal/OSHA regulations, or any other generally accepted safe work practice.
L. **Non-compliant hazardous work condition –** any hazard that is considered to be non-compliant with State or Federal safety and health regulations, City specifications, or any inconsistency with generally accepted work practices.
M. **Personnel –** all Contractor employees, contractors, sub-contractors and agents provided access to City property or facilities.
N. **Recordable Incident** – any injury or illness resulting in death, days away from work, restricted work or transfer to another job, medical treatment beyond first aid, or loss of consciousness per OSHA Section 1904.7(a).
O. **Safety Tailgate –** informal safety meeting generally conducted at the job site prior to the commencement of a job or work shift.
P. **Services –** any and all, labor, duties, functions and activities required to be performed by the Contractor under the contract and any subsequent addenda.

V. Responsibilities

RISK MANAGEMENT

A. Update, maintain, and administer this CSP;
B. Maintain centralized records of training, site visit data, written programs, tailgate meetings, permits, and all other necessary contractor related documentation;
C. Provide technical assistance to Engineering personnel;
D. Attend Pre-construction meetings and progress meetings as needed;
E. Provide assistance on safety inspections as needed;
F. Review safety submittals;
G. Provide guidance on pre-qualification determination; and
H. Provide training to affected city personnel with responsibilities under this program.

PROJECT MANAGER (CITY)

The Project Manager has the authority to delegate any or all portions of this CSP to subordinates, but the Project Manager will be held accountable for their compliance. The Project Manager shall contact Risk Management, as necessary, for assistance in relation to this CSP.

A. Ensure safety hazards are addressed in a timely manner;
B. Communicate safety concerns during pre-construction meetings and progress meetings;
C. Inform impacted employees of construction activities scheduled in their work area;
D. Enforce pre-qualification procedures in bidding process; and
E. Ensure this CSP is properly executed.

INSPECTOR (CITY)

The City of Redlands construction inspector is not a safety professional and will only provide "Notice of Non-Compliance" for obvious and serious non-compliant conditions.

A. To the best of their abilities, inspect work sites for safety hazards;
B. Communicate safety concerns to Contractor;
C. Provide Contractor with "Notice of Non-Compliance" when serious conditions occur or repeat violations;
D. Collect documentation needed for construction worksites;
E. Submit documentation to Risk Management for recordkeeping;
F. Maintain photo documentation of safety hazards;
G. Never enter situations that can harm or endanger himself/ herself;
H. Never use personal protective equipment (PPE) or enter situations, which they are not trained for;
I. Contact Emergency Medical Services (911) and Risk Management in case of emergency; and
J. Attend and communicate safety concerns in progress meetings.

EMPLOYEES (CITY)

A. Immediately notify the Project Manager, inspector, or Risk Management of any safety related concerns at a Contractor job site; and
B. Contact Emergency Medical Services (911) and Risk Management in case of emergency.

CONTRACTOR

Where relevant and applicable, the Contractor's responsibilities shall include:

A. Compliance with requirements and responsibilities detailed within the Contractor Safety Program;
B. Ensure all local regulatory requirements are met and all necessary permits are obtained before conducting work on behalf of the City;
C. Designate a Project Safety Official by name who shall be available at all times to abate safety hazards;
D. Ensure all personnel have the appropriate qualifications and training to perform the contracted work (Copies of current training documentation and certifications must be on file with the City);
E. Inform City Project Manager or inspector of any job site safety hazards or concerns;
F. Inform City Project Manager if any suspected asbestos-containing material is located;
G. Conduct and submit Job Hazard Analysis (JHA) before work and as required by change of tasks;
H. Conduct and submit Safety Tailgates on a bi-weekly basis;
I. Provide all required PPE necessary to conduct work safely and in accordance with required local regulations;
J. The safety of all individuals who enter work site;
K. Spill cleanup;
L. Immediately report any incidents, accidents, near misses, unsafe conditions, or unsafe acts involving any jobsite personnel;

M. Arrange for the proper storage and removal of waste generated prior to the completion of job, and provide confirmation that the materials have been removed or disposed of in a manner compliant with all applicable environmental regulations;
N. Removing all equipment used during work activities and ensuring proper housekeeping of designated work area at the end of each workday and upon completion of the job;
O. Contact Emergency Services (911) and Project Manager in the event of an emergency; and
P. For the actions of their subcontractors, as they may pertain to this CSP, including their adherence to its contents and review of this document.

PROJECT SAFETY OFFICIAL (CONTRACTOR)

A. Shall be at the work site at all times;
B. Must be thoroughly familiar with the Contractor's Injury and Illness Prevention Program (IIPP) and Code of Safe Practices;
C. Shall be available at all times to abate any potential safety hazards; and
D. Shall have the authority and responsibility to shut down an unsafe operation, if necessary.

VI. Program

SAFETY PREQUALIFICATION PROCESS

A. The safety prequalification process is intended to:
   - Provide the City with knowledge of past and current safety performance of Contractors working on City construction projects;
   - Improve Contractor compliance with City safety rules, including safe work practices required by applicable regulations and laws; and
   - Improve safety during Contractor activities.
B. A copy of the SPQ shall be provided to each person or entity bidding on a project, as part of the bidding process.
C. The completed questionnaire shall be returned and reviewed prior to awarding contract work, with supporting information provided as indicated by responses on questionnaire.
D. The SPQ shall be submitted to: 35 Cajon St., Suite 4
   Redlands Ca, 92373
   Attention: Project Name-Contractor Name-SPQ
E. The following criteria and information relating to the Contractor will be reviewed prior to awarding contract:
   - Contractor License;
   - Incident Rates;
   - OSHA Citations;
   - Safety Policies;
   - Safety Programs and Procedures;
   - Compliance History on City Projects; and
   - Certification Statement.
F. Contractor must qualify in each section to be approved for award of a contract.
G. If a Contractor fails to pass prequalification procedure, the City has the right to disqualify the Contractor's proposal.

H. All costs associated with compliance with City of Redlands prequalification requirements shall be at the sole expense of the Contractor.

I. If a Contractor provides information that is later determined to be false, or improperly withholds information, the Contractor will be immediately disqualified.

J. Any questions or information relating to filing this questionnaire may be answered by reaching:
   - Engineering: (909) 798-7698; or
   - Risk Management: (909) 798-7514

DISQUALIFICATION APPEAL PROCESS

This provision is established pursuant to Public Contract Code section 20101(d) which requires every public agency that requires prospective bidders to prequalify pursuant to the law to establish "a process that will allow prospective bidders to dispute their proposed prequalification rating prior to selection of an alternate bidder." If the City intends to disqualify a bidder based upon the bidder's safety record, the City will notify the bidder in writing and provide the bidder with any supporting evidence that has been received from others or adduced as a result of an investigation by the City. The notice of intention shall be sent by certified mail with return receipt requested or by overnight mail via a delivery service that provides online tracking which identifies the date of the prospective bidder's receipt of the notice, and shall include notice that the bidder has the right to, and may request a hearing to rebut any evidence used as a basis for disqualification and to present evidence to the City as to why the prospective bidder should be found qualified. Requests for a hearing must be made by written request to the City within ten calendar days of the date of the prospective bidder's receipt of the City's notice of intention. If the bidder does not request a hearing within the time allowed, the City's determination shall stand unchallenged and become final.

Within seven calendar days of receiving the bidder's request for a hearing, the City shall notify the bidder in writing of the date, time and place of the hearing. The hearing shall be held no sooner than ten (10) calendar days and no later than fifteen (15) calendar days after the notice is given. The notice shall inform the bidder of its right to present testimony and documents in support of its position.

The hearing shall be conducted before the Redlands City Manager, which may be continued from time to time as reasonably determined by the City Manager, but shall not exceed forty five (45) days. At the conclusion of the hearing, and after considering all testimony and documentation presented, the City Manager shall issue a written decision no later than five calendar days following the hearing. The City Manager's decision shall be final and is not subject to further appeal to the City.

The bidder shall not be entitled to bid on any contracts with the City until it has met the safety pre-qualification standards. If the City Manager approves an appeal, the contractor will have been deemed to meet the qualification standards and it will be valid for one year. The bidder shall have the right to withdraw its application for prequalification or its appeal at any time before the City Manager's decision becomes final. Such withdrawal will not preclude the bidder from re-applying for prequalification.

CONSTRUCTION PROJECTS

A. After a contract is awarded, the Contractor shall maintain, throughout the duration of the project, safety measures as necessary to protect the public and workers within, or in the vicinity of, the designated work zone. This includes an evaluation of the work to be performed and the hazards likely to be encountered. Contractors are expected to follow, at a minimum, all pertinent laws, rules and regulations for the location in which they will be working. Where applicable, Contractor Safety Programs will meet or exceed City programs/ procedures and are subject to review and approval by the City prior to contract execution.

B. Job Hazard Analysis ("JHA")
    1. Prior to a notice to proceed a JHA must be completed utilizing the City's form, or equivalent, to assess the hazards present in the designated work area. Any information requested on the City's form, but not stated on the equivalent form utilized, shall be provided separately with the original submission.
    2. All members of the construction unit must sign the JHA to acknowledge hazard abatement procedures.
    3. JHA must be kept at job site accessible to all impacted personnel.
    4. Failure to follow JHA procedures may lead to termination of the contract.
C. Personal Protective Equipment ("PPE")
    1. All required PPE must be worn at all times during work activities.
    2. All mandatory PPE must be highlighted in the JHA.
    3. PPE shall be provided by the Contractor.
    4. Failure to follow PPE guidelines may lead to termination of the contract.
D. Safety Tailgates
    1. Safety Tailgate Meetings must be held on a biweekly basis for all construction projects.
    2. The first meeting shall take place on Day 1, Week 1 and every other week thereafter.
    3. Tailgates shall be signed by all personnel and submitted to Construction Inspector for recordkeeping.
    4. Tailgate topics should be specific to the scope of work of the project.
E. Injury Reporting
    1. Contractors shall immediately report injuries or accidents to the Project Manager (regardless of severity). Additionally, contractors are responsible for and must also conduct accident investigations of any injuries that occur on site and provide results to the Project Manager.
    2. Use the City Incident Investigation Form (Attachment E), or equivalent, to meet this requirement.
F. Spill Prevention
    1. The Contractor is responsible for any spill within the confines of the project and those outside of the construction limits caused by the Contractor's defective equipment, containers, or personnel.
    2. Secondary spill containment systems shall be used to prevent contamination of the environment.
G. Construction in Occupied Buildings
    1. When building occupants are present during construction projects additional safeguards must be implemented to eliminate exposures and complaints. Dust/ particulates from demolition, sanding and other construction activities must be controlled by adequate ventilation, or containment and negative air ventilation systems based upon the specific type of activity and particle. Similar controls must be utilized for odorous activities including, but not limited to, carpet adhesive, painting, welding, and coatings.
    2. The Contractor shall ensure that the HVAC system is protected in order to prevent contamination. If an HVAC system is unprotected and contaminated by any construction/demolition materials, the Contractor shall be held responsible for the cost of cleaning the system and any subsequent repairs therein.
    3. Negative air ventilation systems shall have appropriate filtration and be exhausted outside of the building.

INSPECTIONS

A. Follow up inspections will be executed to enforce compliance with safety and health requirements.
B. Follow up inspections will be conducted as part of routine site inspections by construction inspector and Risk Management employees.

C. The SPQ aims to provide the City with knowledge of Contractor safety history and safety practices. This minimizes the need for increased frequency of inspections. In addition, the City will take the following guidelines into consideration when determining frequency of inspections.
    1. Scale of project;
    2. The frequency with which the number and types of hazards change as the work progresses;
    3. More frequent inspections will be implemented in the beginning of the project; and
    4. When the Contractor has never worked for the City.

TRAINING/DOCUMENTATION

A. Contractor will ensure that all personnel are properly trained for the scope of work they are assigned, as well as the equipment they will be utilizing.
B. Documentation shall be on file with the City prior to project start.
C. Personnel missing training documentation shall not be permitted to work on awarded City projects.
D. Training requirements are mandated by Federal and State Regulations. This may include, but is not limited, to the programs listed in the SPQ.

NON-COMPLIANCE

A. Contractor compliance issues shall be documented on the "Notice of Non-Compliance" form. A copy of this form shall be provided to Contractor for completion.
B. Upon receipt of the completed "Notice of Non-Compliance" form, the Project Manager and Risk Management will evaluate, based on the incident, and identify, as appropriate, any additional corrective and/or preventive actions for completion.
C. If immediate correction is not feasible, the project will be temporarily stopped until the issue is adequately resolved.
D. City staff with authority to stop work are:
    1. Construction Inspector;
    2. City Project Manager;
    3. City Manager; and
    4. Risk Management staff.
E. Any violation or deviation from safety rules, procedures, or regulations, based on evaluation, may be subject to any and all disciplinary actions listed as follows:
    1. Verbal warning
    2. Written warning-Notice of Non-Compliance (work may not continue until approved corrections are implemented);
    3. Dismissal of non-complying personnel; and/or
    4. Termination of Contract.

The City of Redlands maintains the right to terminate any contract for the violation of safety issues without liability to the City.

CITY PERSONNEL

A. All affected City employees will be informed in advance of any construction related work or other contract work which has the potential for impacting their workplace. Notifications will be made to all affected employees via e-mail or written memo by the Project Manager or designee. Notifications must include the following information:
    1. Start and end dates of the work to be completed;
    2. Work areas to be affected;

3. Description of work to be completed;
4. Name and phone number of Project Manager;
5. Name and phone number of Construction Inspector; and
6. Name and phone number of Risk Management.

B. Employees should be instructed to notify Project Manager regarding logistical issues or other concerns. Safety and Health concerns should be directed to either the Project Manager, Inspector, or Safety Specialist.

VII. Recordkeeping

The City's Human Resources / Risk Management Department will maintain all records prepared in association with this CSP, with copies also place on file with the office of the City Clerk.

VIII. Additional References

https://www.dir.ca.gov/title8/336_10.html

City of Redlands
Acknowledgment of Receipt Statement

I acknowledge by signing this document, that I have received and reviewed the City of Redlands' Contractor Safety Program and understand that it contains important information on the City's policies and procedures regarding employee safety as it pertains to Contractor activities. Furthermore, I acknowledge that failure to comply with any of these procedures may lead to termination of the contract with the City.

_____	_____
Contractor Signature	Contractor Title:
_____	_____
Contractor Name (Print)	Date Signed

If you have any questions regarding this document, please contact the Risk Management Division at (909) 798-7514.

CITY OF REDLANDS
SAFETY PREQUALIFICATION QUESTIONNAIRE

Omitting or reporting false information on this questionnaire may result in disqualification of bid. The City of Redlands reserves the right to conduct random or for-cause audits of information stated in this questionnaire. If deemed necessary, additional documentation may be requested by the City to verify responses on this questionnaire.

SECTION 1 – GENERAL INFORMATION

Company Name:	
Contractor License #:	Expiration Date:
Address:	
City:	State: Zip Code:
Name of Person Submitting Application:	
Title:	Telephone #:
Email Address:	
Identify the highest ranking Safety/Health Professional in your Company:	
Name:	
Title:	Telephone #:

SECTION 2 – INCIDENT RATES & WORKER'S COMPENSATION INFORMATION

INCIDENT RATES **Provide your actual injury and illness data below:**	Provide the NAICS Code Number that best represents your Firm:_____ Provide any additional numbers here: _____

(Provide three full years of data)	Last Calendar	2 Years Ago	3 Years Ago
Number of hours worked by all employees:			
Total Recordable Incident Rate*:			
D.A.R.T. Rate*:			
Total Number of Fatalities:			

Incident Rate = [(Total Recordable Cases X 200,000 hours)/ Number of hours worked by all employees]

D.A.R.T. Rate = [(Total Number of entries for Days Away, Restricted and Job Transfer X 200,000 hours)/ Number of hours worked by all employees]

If your latest incident rates and D.A.R.T. rates are greater than 100% of the industry average for all your NAICS code Numbers Listed, your bid may be disqualified.

The industry average can be found at www.bls.gov

WORKERS' COMPENSATION INFORMATION

1. Provide your Workers' Compensation Experience Modification Rate (EMR) Data:

	Policy Year	EMR
Current EMR*		
1 Year Ago:		
2 Years Ago:		
3 Years Ago:		

* If your current EMR is greater than 1.25, initialing here certifies that you will provide a competent, full- time person or representative responsible for safety for all City projects:_____

* Initialing here certifies that your firm does not have an EMR:_____
(Submit a copy of your firm's Loss Run Reports for the last three years if your firm does not have an EMR.)

Name of your firm's Workers' Compensation carrier:

Phone Number of Workers' Compensation carrier

2. Is your firm self-insured for Workers' Compensation claims?	Yes ❒	No ❒
(If yes, please attach a copy of the latest Annual Report to the State of California Department of Industrial Relations and/or State of California Certificate of Self-Insurance.)		

SECTION 3– CITATION HISTORY

1. Has your firm received any regulatory citations in the last three years?	Yes ❒	No ❒
If yes, please answer the question below.		

2. Were any of the confirmed (Closed) citations classified as Serious, Willful, Repeat, or Failure to abate?	Yes ❒	No ❒
3. If yes, please explain:		
4. Have you abated all of the citations issued to you in the last three years	Yes ❒	No ❒
If no, please explain abatement action plan:		

SECTION 4 – SAFETY POLICIES

	Questions (Please check YES or NO)	YES	NO*
1.	Does your company provide and adhere to a written Illness Prevention Program (IIPP) (CCR Title 8 §3203(a))? If yes, a copy of the program will be required on-hand at the job site throughout the duration of the contract. Please attach a copy to your bid proposal.	☐	☐
2.	Does your company provide and conduct Tailgate Meetings, or equivalent with employees at least every 10 working days. (CCR Title 8 §1509(e))	☐	☐
3.	Does your company have a policy for disciplinary action for unsafe behavior ensuring employee compliance with safe and healthy work practices? (CCR Title 8 §3203(a)(2))	☐	☐
4.	Does your company provide and abide by a written Code of Safe Practices that relates to your firm's operations. (CCR Title 8 §1509(b)) If yes, a copy of the Code of Safe Practices will be required on-hand at the job site throughout the duration of the contract. Please attach a copy with your bid proposal.	☐	☐
5.	Does your company perform JHAs? (CCR Title 8 §1511(b)	☐	☐
6.	Does your company provide training and retraining programs for ensuring employee compliance with safe and healthy work practices? (CCR Title 8 §3203 (a)(2), (a)(7)	☐	☐
7.	Does your company provide training and retraining programs for ensuring employee compliance	☐	☐

*Please provide reason(s) for NO answer in the box below or on a separate sheet of paper.

Failure to provide the above-referenced documents will result in the contractor's bid being disqualified.

SECTION 5 – SAFETY PROGRAMS AND PROCEDURES

PLEASE ANSWER ALL QUESTIONS BY CHECKING YES OR NO, AND ATTACHING APPROPRIATE DOCUMENTS THAT MAY APPLY OR AS REQUESTED.

		YES	NO
1.	**Is Confined Space work anticipated in the scope of the work awarded? (If no, please proceed to Question 2)**	☐	☐
	If yes, please attach the following:	Attached?	
	Copy of written Confined Space Entry Procedure	☐	☐
	List of personnel authorized on jobsite to work in confined space(s)	☐	☐
	List of personnel authorized on jobsite to serve as Rescue Team	☐	☐
	Verification of personnel training (copies of certs, cards, etc.)	☐	☐

2.	**Is work requiring Lockout/Tagout protocols anticipated in the scope of the work awarded? (If no, please proceed to Question 3)**	☐	☐
	If yes, please attach the following:	Attached?	
	Copy of written Lockout/Tagout (LOTO) Procedure	☐	☐
	List of personnel authorized on jobsite to perform LOTO	☐	☐
	Verification of personnel training (copies of certs, cards, etc.)	☐	☐

3.	**Is work requiring a personal lift anticipated in the scope of the work awarded? (If no, please proceed to Question 4)**	☐	☐
	If yes, please attach the following:	Attached?	
	List of personnel authorized on jobsite to use lifts	☐	☐
	Verification of personnel training (copies of certs, cards, etc.)	☐	☐

4.	**Is work requiring a forklift anticipated in the scope of the work awarded? (If no, please proceed to Question 5)**	☐	☐
	If yes, please attach the following:	Attached?	
	List of personnel authorized on jobsite to use a forklift	☐	☐
	Verification of personnel training (copies of certs, cards, etc.)	☐	☐

5.	**Is work requiring a crane anticipated in the scope of the work awarded? (If no, please proceed to Question 6)**	☐	☐
	If yes, please attach the following:	Attached?	
	Copy of written Crane Program	☐	☐
	Copy of all expected Crane operators' Certifications	☐	☐
	List of personnel designated as Competent under Crane program	☐	☐
	Verification of personnel training (copies of certs, cards, etc.)	☐	☐

NOTE: If awarded bid, more documentation may be required

6.	**Is Hot Work (as defined by OSHA) anticipated in the scope of the work awarded? (If no, please proceed to Question 7)**	☐	☐
	If yes, please attach the following:	Attached?	
	Copy of written Hot Work Procedure	☐	☐
	List of personnel authorized on jobsite to perform Hot Work	☐	☐
	Verification of personnel training (copies of certs, cards, etc.)	☐	☐

7.	**Is Trenching/ Excavation work anticipated in the scope of the work awarded? (If no, proceed to Question 8)**	☐	☐
	Is a plan in place for the disposal of all material that cannot be returned to the trench/ excavation?	☐	☐
	Are appropriate materials for barricading or securing work area at jobsite?	☐	☐
	Has a permit from the Department of Industrial Relations for excavations deeper than 5 feet been obtained?	☐	☐
	If yes, please attach the following:	Attached?	
	Copy of written Trenching/ Excavation Procedure	☐	☐
	Copy of Permit if trench is to exceed depth of 5 feet	☐	☐
	List of personnel designated as Competent under Trenching/ Excavation Program	☐	☐
	Verification of personnel training (copies of certs, cards, etc.)	☐	☐

NOTE: If awarded bid, more documentation may be required

8.	**Is electrical work anticipated in the scope of the work awarded? (If no, proceed to Question 9)**	☐	☐
	If yes, please attach the following:	Attached?	
	Copy of written Electrical Safety Program	☐	☐
	List of personnel designated as Competent under Electrical Safety Program	☐	☐
	Verification of personnel training (copies of certs, cards, etc.)	☐	☐

9.	**Is work that may have an arc flash potential anticipated in the scope of the work awarded? (If no, proceed to Question 10)**	☐	☐
	Are all materials required to safely perform arc flash present?	☐	☐
	If yes, please attach the following:	Attached?	
	Copy of Arc Flash Procedure	☐	☐
	List of personnel designated as Competent under Arc Flash Program	☐	☐
	Verification of personnel training (copies of certs, cards, etc.)	☐	☐

10.	**Is work involving chemicals anticipated in the scope of the work awarded? (If no, proceed to Question 11)?**	☐	☐
If yes, please attach the following:		Attached?	
Copy of written Hearing Conservation Program		☐	☐
List of personnel working in high noise areas		☐	☐
Verification of personnel training (copies of certs, cards, etc.)		☐	☐

11.	**Is work involving chemicals anticipated in the scope of the work awarded? (If no, proceed to Question 12)?**	☐	☐
* Copies of SDS for Chemicals used must be kept at jobsite			
Please attach the following:		Attached?	
Copy of written Hazard Communication Program		☐	☐
List of personnel performing work with chemicals		☐	☐
Verification of personnel training (copies of certs, cards, etc.)		☐	☐
List trade names of all hazardous materials which you will be using on site:			

12.	**Is work on or adjacent to public roadways anticipated in the scope of the work awarded. (If no, proceed to Question 13)**	☐	☐
Do you have the appropriate provisions (signs, devices, barricades/)		☐	☐
Please attach the following:		Attached?	
Please provide a list of personnel working in traffic areas.		☐	☐
Verification of personnel training (copies of certs, cards, etc.)		☐	☐

NOTE: If awarded bid, more documentation may be required

13.	**Is it anticipated in the scope of the work awarded that exposure to asbestos is possible? (If no, proceed to Question 14)**	☐	☐
Please attach the following:		Attached?	
Copy of written procedure(s)		☐	☐
List of personnel working with potential exposure to asbestos		☐	☐
Verification of personnel training (copies of certs, cards, etc.)		☐	☐

14.	**Is it anticipated in the scope of the work awarded that exposure to silica is possible? (i.e. sandblasting, concrete demolition, concrete saw cutting, surface grinding, etc.) (If no, proceed to Question 15)**	☐	☐
Please attach the following:		Attached?	
Copy of Silica Control Plan		☐	☐
List of personnel working with potential exposure to silica		☐	☐
Verification of personnel training (copies of certs, cards, etc.)		☐	☐

15.	**Is work at heights anticipated in the scope of the work awarded? (If no, proceed to Question 16)**	☐	☐
Please attach the following:		Attached?	
Copy of written Fall Protection Program		☐	☐
List of personnel designated as Competent under Fall Protection Program		☐	☐
Verification of personnel training (copies of certs, cards, etc.)		☐	☐

16.	**Is work requiring the use of respirators anticipated in the scope of the work awarded? (If no, proceed to Question 17)**	☐	☐
Please attach the following:		Attached?	
Copy of written Respiratory Protection Program		☐	☐
List of personnel using respirators		☐	☐
Verification of personnel training (copies of certs, cards, etc.)		☐	☐

17.	**If the scope of work to be performed is not adequately represented by questions (1-16), please list any additional Health & Safety concerns below.**

SECTION 6 – COMPLIANCE HISTORY ON CITY PROJECTS

In addition to the previous sections, Contractors that have previously been awarded work by the City, will be equally evaluated on their compliance history in relation to City projects.

SECTION 7 – CERTIFICATION STATEMENT

I Certify under penalty of perjury that:

a. the information contained herein is true and correct to the best of my knowledge, and

b. no attempt has been made to give false or misleading information or to withhold any information.

Signature of Authorized Representative:	Title of Authorized Representative
Printed Name of Authorized Representative	Date Signed:

NOTICE OF NON-COMPLIANCE

Project: _____

Contractor: _____

Notice of Non-Compliance was issued to Contractor's representative, _____,
Name

on _____ at _____.

The following unsafe behaviors were observed at the Contractor's job site:

_____
_____
_____
_____
_____
_____
_____

If the unsafe condition is not immediately corrected, the City of Redlands may take disciplinary action in accordance with the Contractor Safety Program guidelines.

_ _

To be completed by Contractor

Corrective action plan to abate hazards:

_____
_____
_____
_____
_____
_____

Unsafe Condition Resolved: Date: _____ Time: _____

Remarks:

_____
_____
_____
_____
_____
_____

Job Hazard Analysis

Project:			
Company:	Project Safety Official:	Project Manager (City):	
Scope of Work:		Location:	Date:

Tasks	Potential Safety Risks/Hazards	Safety Controls/Mitigat	Required PPE
			☐ Hard Hat ☐ Safety Vest ☐ Safety Glasses/Goggles ☐ Safety Boots ☐ Respirator ☐ Safety Gloves ☐ Face Shield ☐ Fall Protection ☐ Other: _____ _____ _____ _____

Signatures of Employees On-Site this JHA is applicable to:

Employee Signature:	**Print Name:**	**Date:**

INCIDENT INVESTIGATION FORM

Date of Incident:	Time of Incident:	Date Reported:
Lead Investigator:	Contact Information:	
Contractor:	Employee Name:	
Witness 1 Name:	Telephone:	
Witness 2 Name:	Telephone:	
Incident Site/ Location		
Incident Summary:		
Near Miss Yes No	Incident Severity: Minor Significant Major Critical	
Root Cause(s):		
Corrective Actions:		

City Council Meeting **L. 6.**

DATE: 10/01/2024

TO: Honorable Mayor and City Council Members

SUBJECT: Consideration of an Indemification Agreement with Redlands Community Investment Corporation for certain real properties in the City of Redlands located at 204 E. Redlands Boulevard (APN 0171-071-08-0000) and 180 9th Street (APNs 0171-088-06, 07-0000) (Assistant City Manager Boatman)

MOTION(S):

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

I move to approve an Indemification Agreement with Redlands Community Investment Corporation for real properties in the City of Redlands.

RECOMMENDATION:

Staff recommends that the City Council approve an Indemification Agreement with Redlands Community Investment Corporation for certain real properties in the City of Redlands located at 204 E. Redlands Boulevard (APN 0171-071-08-0000) and 180 9th Street (APNs 0171-088-06, 07-0000)

DISCUSSION:

On October 17, 2023, the City Council approved a Purchase and Sale Agreement for three parking lot parcels in the Downtown area with Redlands Community Investment Corporation (RCIC). After the close of escrow for these properties, staff determined that there was a need for an indemnification agreement to memorialize that RCIC has agreed to indemnify, defend and hold harmless from and against any and all loss, cost and expense arising from or relating to any failure to comply with the Americans with Disabilities Act or any other applicable law regarding accessibility on or about the Property during the period of RCIC's ownership.

ALTERNATIVES:

City Council may elect not to approve the Indemnification Agreement and provide alternative direction to staff.

STRATEGIC PLAN:

Not Applicable

SUBMITTED BY:
Christopher Boatman, Assistant City Manager

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:
Tricia Swope, Manager, Facilities & Community Services

Fiscal Impact

Fiscal Year: FY 2024-25

Discussion:

There is no fiscal impact related to the approval of the Indemnification Agreement.

Attachments

A. Indemnification Agreement

INDEMNIFICATION AGREEMENT

THIS INDEMNIFICATION AGREEMENT is made as of October 1st, 2024 by REDLANDS COMMUNITY INVESTMENT CORPORATION, a California corporation ("Indemnitor") in favor of the CITY OF REDLANDS, a municipal corporation ("Indemnified Party").

R E C I T A L S

WHEREAS, Indemnitor is the former owner and operator of certain real properties in the City of Redlands, located at 204 E. Redlands Boulevard known as County Assessor's Parcel No. 0171-071-08-000 (the "E. Redlands Parcel") and 180 9th Street known as County Assessor's Parcel Nos. 0171-088-06-0000 and 0171-088-07-0000 (the "9th St. Property") (collectively, the "Property"), which Property was sold to Indemnified Party pursuant to a Purchase and Sale Agreement and Joint Escrow Instructions dated as of October 17, 2023 ("Purchase Agreement").

WHEREAS, prior to the Closing under the Purchase Agreement, Indemnitor was served and added as a defendant in the matter of James Rutherford v. Mr. Taco Una Mas LLC, et al. (San Bernadino County Superior Court Case No. CIVSB 2313356) filed pursuant to the Americans with Disabilities Act ("ADA Action"). The ADA Action was dismissed in March 2024.

WHEREAS, in consideration for Indemnified Party's agreement to proceed to Closing under the Purchase Agreement, Indemnitor has agreed to indemnify, defend and hold Indemnified Party harmless from and against any and all loss, cost and expense arising from or relating to any failure to comply with the Americans with Disabilities Act or any other applicable law regarding accessibility on or about the Property during the period of Indemnitor's ownership on the terms and conditions set forth herein.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, Indemnitor hereby agrees as follows:

1. Indemnification. In addition to any other rights or remedies available to Indemnified Party, under the Purchase Agreement, or at law or in equity, Indemnitor agrees to pay, protect, defend, indemnify, hold and save harmless Indemnified Party from and against any and all liabilities, claims, obligations, losses, costs, charges, expenses, causes of action, suits, demands, judgments and damages of any kind or character whatsoever, including, but not limited to, actual attorneys' fees and costs (including appellate fees and costs) incurred or sustained by Indemnified Party, and actual attorneys' fees awarded against the Indemnified Party, directly or indirectly, by reason of, relating to, or arising under any of the above-listed matters, or in any other action at law or in equity under any theory of recovery under the Americans With Disabilities Act or any other applicable law regarding accessibility on or about the Property occurring during the period of Indemnitor's ownership of the Property. For the avoidance of doubt, it is the intent of the parties that all loss, cost, or expense relating to actual or alleged failure to comply with the Americans With Disabilities Act and other accessibility laws occurring on or before February 27, 2024 shall be borne by Indemnitor and Indemnitor shall be obligated to indemnify, defend, and hold Indemnified Party harmless from and against any such loss, cost or expense.

2. Effect of Purchase Agreement. This Agreement and the remedies afforded Indemnified Party hereunder, shall be in addition to any remedies Indemnified Party has under the Purchase Agreement, and shall survive recordation of the grant deed conveying the Property to Indemnified Party.

3. Governing Law. This Agreement is governed by California law without regard to its choice of law rules.

4. Successors**.** This Agreement is binding upon and inures to the benefit of the successors and assigns of the Indemnitor and the Indemnified Party.

5. Effective Date. This Agreement shall be effective as of the date of issuance of the grading permits for the Project.

6. Entire Agreement. This Agreement is the sole and complete statement of the obligations and rights of the parties as to all matters covered by this Agreement.

7. Amendments. Any modification of this Agreement will be effective only if it is in writing and signed by the party to be charged.

By signature below, Indemnitor acknowledges and agrees to all terms referenced above.

INDEMNITOR:	INDEMNIFIED PARTY:
REDLANDS COMMUNITY INVESTMENT CORPORATION, a California corporation	CITY OF REDLANDS, a municipal corporation
By: _____ Name: _____ Its: _____	By: _____ Name: Eddie Tejeda Its: Mayor