CITY OF REDLANDS

CITY COUNCIL

A G E N D A

DECEMBER 19, 2023

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

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

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, DECEMBER 19, 2023

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

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5:00 P.M.

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

B. **Recess City Council Meeting until 6:00PM Open Session. There are no Closed Session items.**

6:00 P.M.

C. **Reconvene City Council Meeting**

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

E. **Presentations**

1. Holiday Performance by Redlands Girls Vocal Ensemble (Mayor Tejeda)

F. **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.)

G. **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 December 5, 2023 (City Clerk Donaldson)

2. Approve the Local Appointments List for 2024 (Mayor Tejeda)

3. Approve recommendation for reappointments to the Library Board of Trustees (Council Member Davis)

4. Approve a Learning Partner Agreement between the City of Redlands and Cal Baptist University offering discounted degree programs to City employees (Assistant City Manager McConnell)

5. Adopt Resolution No. 8525 declaring weeds to be a public nuisance and setting January 16, 2024, as the public hearing for objections to the proposed weed abatement (Fire Chief Sessler)

6. Approve a Memorandum of Understanding between the Department of Behavioral Health and the City of Redlands Police Department to expand consumer rapid access to mental health crisis care through Community Triage, Engagement, and Support Teams and have community office space available for mobile Community Crisis Response Teams (Police Chief Tolber)

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7. Approve the State Plan of Operations Agreement and addendum between the State of California and the City of Redlands for the use of excess Department of Defense supplies and equipment, and authorize the Police Chief to execute both on behalf of the City (Police Chief Tolber)

8. Adopt Resolution No. 8538 - Annual Report of Development Impact Fees for the Year Ended June 30, 2023, and Adoption of Findings (Management Services/Finance Director Garcia)

9. Adopt Resolution No. 8539 designating authorized signers for investment accounts and authorizing the Mayor to execute substantially similar resolutions for opening additional investment accounts with broker/dealers and financial institutions as recommended by the City Treasurer and rescinding Resolution No. 7676 (Managment Services/Finance Director Garcia)

10. Receive and file the Annual Reports for Community Facility District (CFD) No. 2001-1 and Community Facility District (CFD) No. 2003-1 pursuant to Local Agency Special Tax and Bond Accountability Act (SB 165) (Management Services/Finance Director Garcia)

11. Approve the First Amendment to the Professional Services Agreement with CASC Engineering and Consulting, Inc. for the California Street and Redlands Boulevard Intersection Widening Project to extend the time for completion to August 31, 2024, and determine that this amendment is exempt from environmental review pursuant to Section 15061(b)(3) of the State's guidelines implementing the California Environmental Quality Act (Municipal Utilities and Engineering Director Harris)

12. Approve the Second Amendment to the Professional Services Agreement with Dudek for the Hinckley Water Treatment Plant Sludge Press Engineering Project to extend the time for completion to June 30, 2024 (Municipal Utilities and Engineering Director Harris)

13. Reject all bids received for the Cypress Avenue and Cajon Street Traffic Signal Improvement project, Project No. 253008, and direct staff to solicit new bids for the project as funds become available (Municipal Utilities and Engineering Director Harris)

14. Approve the Second Amendment to the Public Works Contract with Tryco General Engineering for the 2022 CIP Water Pipeline Replacement Project to extend the time for completion by sixty (60) calendar days to February 11, 2024 (Municipal Utilities and Engineering Director Harris)

15. Approve the Third Amendment to the Development Impact Fee Study Professional Services Agreement with David Taussig and Associates, Inc. to extend the termination date to June 28, 2024 (Municipal Utilities and Engineering Director Harris)

16. Adopt Resolution No. 8526 establishing a contractor list pursuant to the Uniform Public Construction Cost Accounting Act, and determine that approval of the Resolution is exempt from environmental review pursuant to Section 15061(b)(3) of the State's guidelines implementing the California Environmental Quality Act (Municipal Utilities and Engineering Director Harris)

17. Approve a Fourth Amendment to the Public Works Contract with Armstrong Cal Builders, Inc. for the Joslyn Senior Center Renovation Project to extend the time for completion by forty (40) calendar days to January 31, 2024, and determine that the project is categorically exempt from environmental review pursuant to Section 15061 of the State's guidelines implementing the California Environmental Quality Act (Facilities and Community Services Director Crocker)

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18. Approve the request to hold the Martin Luther King Jr. Youth Kamp event hosted by Unity in the Community on January 15, 2024; authorize street closure related to the event; approve a request for in-kind support in the amount of $2,395 related to the event; and determine that the event is categorically exempt from environmental review pursuant to Section 15061 (b)(3) of the state's guidelines implementing the California Environmental Quality Act (Facilities and Community Services Director Crocker).

19. Approve the request for commercial vendors and the temporary closure of a portion of 5th Street for the Stronger Together Now Giving Sunday within Ed Hales Park on January 28, 2024; approve a request for in-kind support in the amount of $1,969 related to the event and determination that the event is categorically 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)

H. **Public Hearings**

1. Consideration of Resolution No. 8529, 8530, 8531, 8532, 8533, 8534, and 8535 to approve the 1160 West Pioneer Avenue residential subdivision project. (APNs 0167-061-01-0000 and 0167-061-03-0000) by applicant **MLC HOLDINGS, INC.**
(Mayor to declare meeting open as a public hearing)

   a. **Reso No. 8529-Mitigated Negative Declaration** prepared for the project in accordance with Section 15074 of the California Environmental Quality Act.
   b. **Reso No. 8530-Socio-Economic Cost/Benefit Study** prepared for the project in accordance with Measure "U."
   c. **Reso No. 8531 Land Conversion-** A request to approve the conversion of agricultural land to residential land pursuant to Section 4.40s of the Redlands General Plan (Measure "U" for the project site consisting of 14.62 acres.
   d. **Reso No. 8532-General Plan Amendment No. 145** - A request to amend the General Plan land use designation for approximately 14.62 gross acres from Commercial/Industrial to Medium Density Residential (up to 15 dwelling units per acre).
   e. **Reso No. 8533-Specific Plan No. 40, Amendment No. 49** - A request to amend the East Valley Corridor Specific Plan and change the Land Use Map to remove the 14.62-acre project site from the East Valley Corridor Specific Plan.
   f. **Reso No. 8534-Specific Plan No. 64, Amendment No. 1** - A request to amend the Bergamot Specific Plan (Specific Plan No. 64) to add the 14.62-acre project site to the Specific Plan, designate the new residential area as Neighborhood 4 (N-4), and establish development standards for Neighborhood 4 (N-4). The proposed new Neighborhood 4 (N-4) will accommodate single-family residential development at a density of 8.1 dwelling units per acre.
   g. **Reso No. 8535-Tentative Tract Map No. 20528** - A request to subdivide 14.62 gross acres of land into a total of 117 residential lots for detached single-family dwelling units, 26 lettered lots for private alleys and drive aisles, and nine lettered lots (for on-site landscaping, 1.57 acres of public open space, and private on-site open space). Proposed access to the site would be provided via two entry points, one from West Pioneer Avenue and one from West Domestic Avenue. As well as Commission Review and Approval No. 945 for site plan approval and architectural design review to construct a total of 117 single-family detached motor court homes up to two stories high. This project proposes to construct new interior streets to serve the project, private motor courts/drive aisles to access the homes, private recreational open space areas and on-site amenities, landscape and lighting, 1.57 acres of public open space, and related site improvements including drainage basins and public/private utility connections. (Development Services Director Desatnik)

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2. Consideration of Resolution No. 8536 - Appeal of the Historic and Scenic Preservation Commission's decision to deny Certificate of Appropriateness Permit No. 665
(Mayor to declare meeting open as a public hearing)

   a. PUBLIC HEARING to consider Resolution No. 8536 - An Appeal of the Historic and Scenic Preservation Commission's decision to deny Minor Certificate of Appropriateness No. 665, a request to legalize/approve an existing 6-foot-high vinyl fence and a rolling gate within the street-side setback for the property located at 232 West Olive Avenue (APN: 0171-244-40-0000) in the Multiple-Family Residential (R-3) District and the Smiley Park Neighborhood Historic and Scenic District (Historic District No. 8) by appellants Beverly and Kenneth Winchester (Development Services Director Desatnik)

3. Consideration of Resolution No. 8528 - Adopting In-lieu fee amounts for compliance with the City's Inclusionary Housing Requirements
(Mayor to declare meeting open as a public hearing)

   a. Consideration of a determination of exemption pursuant to Sections 15061(b)(3) of the California Environmental Quality Act Guidelines.
   b. Public Hearing to consider Resolution No. 8528 to adopt In-lieu Fees for the City's Inclusionary Housing program

(Development Services Director Desatnik)

I. **New Business**

1. Consideration of a sole source Professional Services Agreement with Environment Planning Development Solutions, Inc., for professional consulting services including the preparation of an Environmental Impact Report and supporting technical studies for the 2021-2029 Housing Element rezoning program for an amount not-to-exceed $322,455 and determine that the proposed action is categorically exempt from environmental review pursuant to Section 15061(b)(3) of the State's guidelines implementing the California Environmental Quality Act (Development Services Director Desatnik)

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

K. **Adjournment**
The next regular meeting of the City Council will be held on January 16, 2024

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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.

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City Council Meeting **G. 1.**

DATE: 12/19/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Approve the regular meeting minutes of December 5, 2023 (City Clerk Donaldson)

MOTION:

I move to approve the regular meeting minutes of December 5, 2023.

Attachments

Regular meeting minutes of December 5, 2023

MINUTES

Regular meetings of the City Council and the Board of Directors of the Successor Agency of the former Redevelopment Agency of the City of Redlands held in the Council Chambers, Civic Center, 35 Cajon Street, on Deœmber 5, 2023 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

Mayor Pro Tem Barich called the meeting to order at 5:00 P.M. Mayor Tejeda announced that due to illness, he would attend tonight's City Council meeting via teleconference under AB 2449 "Just Cause". This was the first of two allowable Just Cause exceptions for him under AB 2449. Mayor Pro Tem Barich stated there were no closed session matters scheduled for the City Council to consider, and the meeting was recessed until 6:00 P.M. for open session.

RECONVENE CITY COUNCIL MEETING

Mayor Pro Tem Barich reconvened the meeting at 6:00 P.M. Mayor Tejeda announced that due to illness, he would attend tonight's City Council meeting via teleconference under AB 2449 "Just Cause". This was the first of two allowable Just Cause exceptions for him under AB 2449. An invocation was provided by Council Member Davis and the pledge of allegiance to the American flag was conducted by students of Ms. Sauvage’s 4th Grade Class from Mission Elementary School. Mayor Pro Tem Barich announced that comments could be presented in-person, via Zoom, via cell phone or landline.

PRESENTATIONS

Redlands Pet Adoption

There were no pet presentations.

City's 2023 Holiday Video

Public Information Officer, Carl Baker, presented the City's 2023 Holiday video wishing the community a wonderful holiday season. Mr. Baker thanked Multimedia Production Coordinator, Cheryl Williams, for her outstanding production work.

PUBLIC COMMENT

Law and Order - Gregory Brittain said law and order was the foundational pillar of society, and yet it was being chipped away in California, because even when a crime was committed, there were no consequences, no enforcement.

Safer Train Crossings - Phil Courtney witnessed a near miss between a train and a vehicle at the rail crossing on Alabama Street. He urged the City to improve the conditions so that everyone can be kept safe.

Fourteenth Amendment - Jeff Mays requested the Council support the move to withhold Congressman Jay Obernolte from putting his name on the ballot in 2024, due to his participation surrounding the January 6, 2021, attack on the U.S. Capitol.

Christmas Parade Concerns - Joshua Hall voiced concerns about a drag queen entrant at the Kiwanis Christmas Parade, and he said children should not be exposed to what he thought was adult entertainment.

Metrolink Crossings at Tennessee Street - Fernando Ramirez drew the Council's attention to the various malfunctions and issues he has personally witnessed at the Tennessee Street rail crossing. He said the signs and symbols are confusing to drivers, and he urged the City to push for an independent body to evaluate the crossings.

Step Up in Redlands Housing - Rogelio Saldana claimed the violence towards him as a resident of Step Up in Redlands has only increased since he last spoke before the Council, and he said the property manager and the police department have ignored his complaints.

CONSENT CALENDAR

Minutes

On motion of Council Member Denise Davis, seconded by Council Member Mario Saucedo, the City Council unanimously approved, by roll call vote, the regular meeting minutes of November 21, 2023.

Vote: 5 - 0 Passed

Planning Commission Appointment

On motion of Council Member Denise Davis, seconded by Council Member Mario Saucedo, the City Council unanimously appointed, by roll call vote, Conrad Guzkowski to serve the remainder of a four-year term on the Planning Commission ending January 6, 2025.

Vote: 5 - 0 Passed

Municipal Utilities/Public Works Commission Appointment

Council Member Saucedo said he recommended Paul Norwood to the Municipal Utilities/Public Works Commission and was confident he would make a great addition to the Commission. As public comment, Bruce Laycook pointed out there were other applicants who were civil engineers and thus, might be considered more experienced. City Manager Duggan added there were already several civil engineers on this commission, and it was important to remember that different perspectives bring value to a group.

On motion of Council Member Mario Saucedo, seconded by Council Member Jenna Guzman-Lowery, the City Council unanimously appointed, by roll call vote, Paul Norwood to serve the remainder of a four-year term on the Municipal Utilities/Public Works Commission ending November 16, 2024.

Vote: 5 - 0 Passed

RAMME & RAME Side Letter Agreement

On motion of Council Member Denise Davis, seconded by Council Member Mario Saucedo, the City Council unanimously approved, by roll call vote, a Side Letter Agreement between the City and the Redlands Association of Mid-Management Employees and the Redlands Association of Management Employees. The newly approved RAMME and RAME MOUs included the option for employees to deposit their sick leave balance into a Post-Employment Health Plan (PEHP), cash out a portion of their sick leave, or utilize sick leave towards service credit at the time of retirement. After further review of the PEHP, it was determined that the option of cashing out sick leave is not allowable. The new language in the Side Letters clarifies the benefit provided to unit members. All other provisions of the MOUs remain unchanged.

Vote: 5 - 0 Passed

Utility Customer Management Database Invoice Payment

On motion of Council Member Denise Davis, seconded by Council Member Mario Saucedo, the City Council unanimously approved, by roll call vote, payment of the invoice to Systems & Software, Inc. (“S&S”), providers of the City’s utility billing software, in an amount not-to-exceed $197,836 for annual software maintenance and support for the calendar year 2024.

Vote: 5 - 0 Passed

Structure Fire Turnout Sets Purchase

On motion of Council Member Denise Davis, seconded by Council Member Mario Saucedo, the City Council unanimously approved, by roll call vote, the purchase of 25 structure fire turnout sets from Allstar Fire Equipment, Inc. in the total amount of $77,169.00, to replace turnout gear that is nearing its expiration date, in accordance with the National Firefighter Protection Agency's recommendations.

Vote: 5 - 0 Passed

2024 Fourth of July Celebration Contribution

On motion of Council Member Denise Davis, seconded by Council Member Mario Saucedo, the City Council unanimously approved, by roll call vote, a contribution of $30,000 for the 2024 Fourth of July Celebration to be paid to the Redlands 4th of July Committee, and determined that the financial support serves as a public benefit.

Vote: 5 - 0 Passed

Contract Award Irrigation and Landscaping Redlands Boulevard Project

Facilities and Community Services Director Crocker summarized the Agreement with Southern California Landscape, Inc. for irrigation and landscaping on Redlands Boulevard, between Tennessee Street and Kansas Street. As public comment, Dennis Bell thought this expenditure was a waste of taxpayer money.

On motion of Council Member Jenna Guzman-Lowery, seconded by Council Member Denise Davis, the City Council unanimously determined, by roll call vote, that the project is categorically exempt from environmental review in accordance with Section 15304 of the State's guidelines implementing the California Environmental Quality Act; approved the rejection of the apparent lowest bidders; and approved the agreement with Southern California Landscape, Inc. for irrigation and landscaping on Redlands Boulevard, between Tennessee Street and Kansas Street, for an amount not to exceed $145,188.40. Kormex Construction and Jas Landscape were deemed to be non-responsive bidders due to quantity changes that were revised in Addendum 1.

Vote: 5 - 0 Passed

Citrus Avenue Parking Structure Maintenance & Repair Design

Facilities and Community Services Director Crocker explained the need for the Professional Services Agreement with SGH Architects, Inc. for the Citrus Avenue Parking Structure Maintenance and Repair Design. As public comment, Dennis Bell said it was not clear to him whether the scope of work included an evaluation of the feasibility of adding levels to this parking structure, and he suggested the City consider a feasibility study to evaluate building a parking structure on the Wells Fargo lot.

On motion of Council Member Jenna Guzman-Lowery, seconded by Council Member Denise Davis, the City Council unanimously approved, by roll call vote, the Professional Services Agreement with SGH Architects, Inc. for the Citrus Avenue Parking Structure Maintenance and Repair Design for an amount not to exceed $98,020.

Vote: 5 - 0 Passed

Contract Award Cypress Circle Street Lighting Upgrade Project

On motion of Mayor Pro Tempore Paul Barich, seconded by Council Member Denise Davis, the City Council unanimously determined, by roll call vote, that approval of the Public Work Construction Contract with Delta Electric, LLC for the Cypress Circle Street Lighting Upgrade Project is exempt from environmental review pursuant to Section 15302(c) of the State's guidelines implementing the California Environmental Quality Act; and approved an award of the public work construction contract to Delta Electric, LLC in the amount of $146,165.30 for the Cypress Circle Street Lighting Upgrade Project.

Vote: 5 - 0 Passed

COMMUNICATIONS

Downtown Redlands Parking Study

Development Services Director Desatnik provided background for the Downtown Redlands Parking Study and introduced Steffen Turoff, Principal with Walker Consultants Inc. who summarized the Parking Report. He explained the various sections of work performed, which included the purpose of the study, the scope of work completed, identification of parking challenges, key parking findings, and parking utilization studies of the downtown core. Mr. Turoff presented six key recommendations: 1) Increase access to underutilized off-street facilities, 2) Manage Parking in prime areas to ensure availability 3) Establish a parking benefit district 4) Improve the downtown pedestrian environment 5) Encourage the use of sustainable transportation 6) Increase the supply of publicly available parking.

He also reviewed the Traffic and Parking Commission recommendations which included: a) Increase parking enforcement in timed zones, b) Pursue shared-use agreements with privately owned lots, c) Encourage use of existing parking facilities through safety improvements, and d) Study restriping of Citrus Avenue. The Commission did not support a paid parking pilot program, establishing a parking benefit district, or a feasibility study for a new parking structure on the existing city hall site.

As public comment, Brian Seghers said that business owners should lead by example and educate their customers and staff about parking, while the City must plan for the future because once construction begins at the mall, those parking spaces will be lost to the public. Chamber of Commerce Executive Director, Evan Sanford, voiced concerns about the Walker study, and he insisted the Council must take action now and stop having this same conversation over and over without making any progress. Bobby Garrity said he had just come from the Redlands Forum event where UCLA planning professor Donald Shoup

spoke about parking policies and how properly priced parking can make cities more efficient and socially just, and his number one recommendation was to eliminate minimum off-street parking mandates from the code. Gregory Brittain complained the government should not mandate what modes of transportation people use by pushing everyone to ride a bike when it seemed clear to him that people preferred to use their own vehicles because he said cars were more practical for most people. Dan Jimenez encouraged the Council to think long-term, grow smart, and continue to support a feasibility study for a future parking structure.

A lengthy Council Member discussion focused on several topics including paid parking, increasing enforcement, and the possibility of a feasibility study to build a parking structure. Council Member Saucedo pushed his colleagues to consider establishing short-term, mid-term and long-term goals as the most effective way to tackle the issue. He recommended that a successful parking program must include education, enforcement, safety enhancements, shared parking agreements and possibly a mixed-use development with a parking structure at the current City Hall site. The Council thanked staff and the Traffic and Parking Commissioners for their diligence and commitment in serving the City. City Manager Duggan pointed out that due to budget constraints, there was not much that could be done within this fiscal year. He suggested that staff bring this item back for consideration to the meeting scheduled for January 16, 2024 and City Council unanimously agreed to continue the matter.

Mayor Pro Tem Barich called for a brief recess at 8:09 P.M. The meeting reconvened at 8:15 P.M.

Resolution No. 8537 Renaming Avice Meeker Sewall Theatre

Council Member Davis introduced Resolution No. 8537 to consider renaming the Avice Meeker Sewall Theatre stage in honor of Cliff Cabanilla and proposed the new name be "Cliff Cabanilla Stage". She offered some historical context, describing how Mr. Cabanilla began his teaching career at San Bernardino Valley College in the 1960s and then started the theatre program at Crafton Hills College where he ran the department for the next 30+ years. Cliff Cabanilla founded the Redlands Theatre Festival in 1972 as a summer theater program for Crafton Hills College. His vision was to bring a repertory theatre company to Redlands, to produce high-quality theatrical entertainment for the community that would delight, and sometimes challenge the audience, and to house it in a beautiful park setting. Cliff Cabanilla saw an unused pasture in Prospect Park and turned it into a robust amphitheater. He was an innovative theatrical force, a screen and stage actor, scenic designer, theatre technician, director, and artistic producer with a career that spanned fifty years. As public comment, Candice Cabanilla Stewart, Paul Blatchley, Allan Griesemer, and Bruce Laycook expressed their gratitude to Council Members Davis and Saucedo for putting this agenda item forward to honor the vision, tenacity and leadership of Cliff Cabanilla.

On motion of Council Member Jenna Guzman-Lowery, seconded by Council Member Denise Davis, the City Council unanimously agreed, by roll call vote, to waive the requirement under Section 4.B. of Resolution No. 7711; approved the naming of the Avice Meeker Sewall Theatre stage to the "Cliff Cabanilla Stage"; and adopted Resolution No. 8537.

Vote: 5 - 0 Passed

PUBLIC HEARINGS

Resolution No. 8523 Statewide Community Infrastructure Program

Mayor Pro Tem Barich declared the meeting open as a public hearing and called on Management Services/Finance Director Garcia for a report regarding Resolution No. 8523 authorizing the City to join the Statewide Community Infrastructure Program (SCIP). In an effort to expand the economic development tools available to developers, property owners and businesses, the City's Development Services and Finance teams are proposing to participate in SCIP. SCIP provides a pooled, tax-exempt bond financing program for public infrastructure improvement costs (i.e., required off-site improvements) for commercial, industrial, retail and multi and single-family residential developments. SCIP is administered by the California Statewide Communities Development Authority (CSCDA).

The resolution authorizes the SCIP to accept applications from property owners, conduct special assessment proceedings and levy assessments and special taxes and to form assessment districts and community facilities districts within the territory of Redlands. There is no fiscal impact to the City and the City's administrative costs to review the financing documents may be recovered by a charge to the CSCDA and would be reimbursed at bond issuance on an individual project basis.

As public comment, Richard O'Donnell raised several questions and thought the program was not in the best interests of the City. Gregory Brittain wondered about the value of this program and who it benefitted and was concerned the program took away local control and gave more control to the state. City Manager Duggan clarified the program will allow developers to access lower-cost loans through the state, but only if the City agrees to be a part of the program. Developers will be required to comply with all City rules and regulations and conditions of approval. Management Services/Finance Director Garcia added that each project would still need approval from the City Council. One written comment was received from Christine Roque, who posed several questions about how the program might impact existing single-family homeowners. With no further discussion, Mayor Pro Tem Barich closed the public hearing.

On motion of Council Member Jenna Guzman-Lowery, seconded by Council Member Mario Saucedo, the City Council unanimously approved, by roll call vote, Resolution No. 8523 authorizing the City to become a participant of the Statewide Community Infrastructure Program (SCIP); authorizing the California Statewide Communities Development Authority (CSCDA) to accept applications from property owners within the City's jurisdiction; approving the Resolution of Intention to be adopted by CSCDA in connection with any assessment district formed within the City (Exhibit 'A' to the resolution); approving the Form of Acquisition Agreement for use when applicable (Exhibit 'B' to the resolution); and directing the City Clerk to transmit a certified copy of this resolution to the Secretary of CSCDA.

Vote: 5 - 0 Passed

Resolution No. 8522 Fee and Service Charge Revenue/Cost Comparison System

Mayor Pro Tem Barich declared the meeting open as a public hearing and called on Management Services/Finance Director Garcia, who summarized the purpose of the Cost Allocation Plan was to clearly outline the support provided to general fund and non-general fund operations from central service departments (i.e., payroll, human resources, building maintenance). This work was substantially completed during the summer of 2023, before the City's negotiations with its nine bargaining units were finalized. However, in June and July 2023, the Council approved a 7% across-the-board increase for its employees. The full costs of the fees outlined in the Fee Study have been updated. Staff recommended approval of Resolution No. 8522 which reflected the costs associated with the services being provided, the percentage of costs being recovered, as well as the recommended recovery levels.

As public comment, Gregory Brittain complained that the cost of living in the state of California was already much too high, and he said these conditions have forced thousands to leave the state. He opposed the City raising any charges and fees. One written comment was received from Larry Weston, who claimed an increase in fees would be bad for business as well as the community. Mayor Pro Tem Barich reminded everyone that the City must be in compliance with the law and provide for services at the actual cost to the City, no more, no less. With no further comment, Mayor Pro Tem Barich closed the public hearing.

On motion of Council Member Mario Saucedo, seconded by Council Member Jenna Guzman-Lowery, the City Council unanimously determined, by roll call vote, that the adoption of Resolution No. 8522 is exempt from environmental review pursuant to Section 15273 of the State's Guidelines implementing the California Environmental Quality Act; and adopted Resolution No. 8522, approving the Fee and Service Charge Revenue/Cost Comparison System, establishing the amounts of fees and charges levied In connection with the City’s provision of services and rescinding Resolution No. 8045.

Vote: 5 - 0 Passed

NEW BUSINESS

Original Equipment Manufacturer Autocar Parts Agreement

Facilities and Community Services Director Crocker explained the need for an agreement with Tec Equipment, Inc. for the supply of Original Equipment Manufacturer (OEM) autocar parts. The City's Equipment Maintenance Division oversees the maintenance of approximately 470 vehicles and the City’s fuel station. There are currently 10 front and side loader autocar solid waste vehicles in service and operating in day to day operations. Due to required maintenance and anticipated repairs of solid waste autocar vehicles, staff is requesting an agreement with Tec Equipment. Inc. for the supply of OEM Autocar parts.

On motion of Council Member Jenna Guzman-Lowery, seconded by Council Member Mario Saucedo, the City Council unanimously approved, by roll call vote, an agreement with Tec Equipment, Inc. for the supply of OEM autocar parts for an amount not to exceed $180,000 for the initial term, with the option to extend for two additional one-year terms for a total amount not-to-exceed $540,000.

Vote: 5 - 0 Passed

Original Equipment Manufactured Hydraulic Hoses and Accessories Agreement

Facilities and Community Services Director Crocker reviewed the agreement with Bernell Hydraulics Inc. for the supply of Original Equipment Manufacturer (OEM) Parker Hannifin Hydraulic Hoses and Accessories. Within the City's Equipment Maintenance Division, the most frequent and anticipated repairs of solid waste trucks are related to the hydraulic system. To perform hydraulic repairs, it is imperative to have a supply of OEM Parker Hannifin Hydraulic Hoses and Accessories.

On motion of Council Member Jenna Guzman-Lowery, seconded by Council Member Mario Saucedo, the City Council unanimously approved, by roll call vote, an agreement with Bernell Hydraulics Inc. for the supply of OEM Parker Hannifin Hydraulic Hoses and Accessories in an amount not-to-exceed $150,000 for the initial term, with the option to extend for two additional one-year terms for a total amount not-to-exceed $450,000.

Vote: 5 - 0 Passed

Resolution No. 8527 Homeless Resource Services Agreements

Homeless Coordinator David Rabindranath presented Resolution No. 8527 to approve ten Homeless Resource Services Agreements with Encampment Resolution Funding (ERF) Grant totaling $3,498,975 with partners as identified in the grant proposal and award. The City has been awarded $4,529,069 in ERF funds to resolve the experience of unsheltered homelessness for people residing in encampments. Resolving these experiences of homelessness has the intent of addressing the safety and wellness of people within encampments, resolving critical encampment concerns, and transitioning individuals into interim shelter with clear pathways to permanent housing or directly into permanent housing, using data-informed, non-punitive, low-barrier, person-centered, Housing First, and coordinated approaches.

The Homeless Solutions Division will be leading the efforts to coordinate outreach teams, emergency shelter placements, rapid rehousing support, and employment services for individuals who meet the criteria of the grant funding. Local agencies, organizations, and businesses identified as partners to perform specific program tasks include: Chamber of Commerce, Family Service Association of Redlands, Goodwill of Southern California, Salvation Army, Step Up in Redlands, SB Express One LLC and Youth Hope Foundation.

Mr. Rabindranath was praised for his commitment and dedication to serving the homeless population with a positive attitude and compassion. Council Member Guzman-Lowery raised a number of questions concerning the implementation of the partnerships, including service locations, methods of transportation, and the criteria process for

qualification. As public comment, Chamber of Commerce Executive Director, Evan Sanford, voiced their support of the City's efforts and was pleased the Chamber will be a part of the program and a catalyst for positive change. Brian Seghers offered several suggestions to make the program more successful, including motivating and educating our youth. Bruce Laycook was hopeful about the good work the program will do, and he encouraged the Council to work closely with Youth Hope. Dan Jimenez recommended the City push to find a local motel that would be closer to home for those in need instead of using resources in San Bernardino. Council Members were extremely pleased with the program and were grateful to all the various partners that will make this program a success.

On motion of Council Member Jenna Guzman-Lowery, seconded by Council Member Denise Davis, the City Council unanimously determined, by roll call vote, that adoption of Resolution No. 8527 approving the agreements for the Homeless Solutions Division is exempt from environmental review pursuant to Section 15301 of the State's guidelines implementing the California Environmental Quality Act; and adopted Resolution No. 8527 approving ten (10) Homeless Resource Services agreements totaling $3,498,975.00 with partners identified in the Encampment Resolution Funding Grant proposal awarded to provide shelter, rapid rehousing, housing, and employment services to the homeless population in Redlands.

Vote: 5 - 0 Passed

COUNCIL MEMBER ANNOUNCEMENTS AND ACTIVITIES

Council Member Saucedo attended the Groundbreaking event for the new Meritage Homes Project located behind Citrus Valley High School.

ADJOURNMENT

There being no further action required the meeting adjourned at 9:23 P.M. The next regular meeting of the City of Redlands City Council will be held on December 19, 2023.

SUCCESSOR AGENCY OF THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF REDLANDS

Vice Chair Barich 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 Successor Agency.

PUBLIC COMMENT

None forthcoming

Minutes

On motion of Board Member Davis, seconded by Board Member Saucedo, the minutes of the regular meeting of November 7, 2023 were unanimously approved, by roll call vote.

Vote: 5 - 0 Passed

ADJOURNMENT

There being no further business, the Successor Agency Board of Directors' meeting was adjourned at 9:24 P.M. The next regular meeting of the Agency will be held on February 6, 2024.

City Council Meeting **G. 2.**

DATE: 12/19/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Approve the Local Appointments List for 2024 (Mayor Tejeda)

MOTION:

I move to approve the Local Appointments List for 2024 as required by Government Code Section 54972.

DISCUSSION:

In accordance with Government Code Section 54972, each legislative body is required to prepare a list of all regular and ongoing commissions and boards which are appointed by the City Council. The list is to include all appointive terms which will expire during the next calendar year with the name of the incumbent appointee, the date of appointment, the date the term expires and the necessary qualifications for the position. To comply with Government Code Section 54972, staff has prepared the attached local appointments list for calendar year 2024.

SUBMITTED BY:
Janice McConnell, Assistant City Manager

REVIEWED BY:
Charles Duggan, City Manager
Christopher Boatman, Assistant City Manager

PREPARED BY:
Jennifer Macias, Management Analyst

Attachments

Local Appointment List 2024

CITY OF REDLANDS
BOARDS, COMMISSIONS AND
COMMITTEES LOCAL APPOINTMENTS LIST
FOR 2024
(Govt. Code § 54972)

AIRPORT ADVISORY BOARD

Board members shall serve without compensation and shall be residents of the City and neither officers nor employees thereof.

Name of Incumbent	Appt. Date	Date Term Expires
Thomas Cook	12/7/2021	5/1/2024
Deborah Forthun	3/5/2019	5/1/2024

CITRUS PRESERVATION COMMISSION

Commission members shall serve without compensation and shall be neither officers nor employees of the City.

Name of Incumbent	Appt. Date	Date Term Expires
Rolland Moore	5/7/2013	4/16/2024
Heather K. Ross	9/3/2019	4/16/2024
Michael Day	5/3/2016	4/16/2024

CULTURAL ARTS COMMISSION

Commission members shall serve without compensation and shall be residents of the City and neither officers nor employees thereof.

There are no terms expiring on this commission in 2024.

HISTORIC AND SCENIC PRESERVATION COMMISSION

Commission members shall serve without compensation and shall be residents of the City and neither officers nor employees thereof.

There are no terms expiring on this commission in 2024.

HUMAN RELATIONS COMMISSION

Commission members shall serve without compensation and shall be residents of the City of Redlands and neither officers nor employees thereof. The student member of the Commission shall serve without compensation and shall be from the junior class of a Redlands Unified School District High School at the time of appointment to the Commission.

Name of Incumbent	Appt. Date	Date Term Expires
Student Commissioner	01/01/2024	12/31/2024

LIBRARY BOARD

Name of Incumbent	Appt. Date	Date Term Expires
Rosa Gomez	2/4/2003	1/1/2024
Martin Davis	1/1/1991	1/1/2024

MUNICIPAL UTILITIES/PUBLIC WORKS COMMISSION
Commission members shall serve without compensation and shall be residents of the City of Redlands and neither officers nor employees thereof.

Name of Incumbent	Appt. Date	Date Term Expires
Thomas F. Breitkreuz	11/17/2020	11/16/2024
David V. Garcia	1/1/1991	1/1/2024
Paul Norwood	12/5/2023	11/16/2024

MEASURE T OVERSIGHT COMMITTEE
Committee members shall serve without compensation, shall each be a resident of the city with the exception of the two (2) members representing the city's employee bargaining units, and shall be neither a member of any other standing commission, board or committee of the city nor an employee thereof.

Name of Incumbent	Appt. Date	Date Term Expires
Brooke Doolittle	7/18/2023	7/18/2024
Reggie Brown	7/18/2023	7/18/2024

PARKS & RECREATION COMMISSION
Commission members shall serve without compensation and shall be residents of the City of Redlands and neither officers nor employees thereof. The student member of the Commission shall serve without compensation and shall be from the junior class of a Redlands Unified School District High School at the time of appointment to the Commission.

Name of Incumbent	Appt. Date	Date Term Expires
Student Commissioner	01/01/2024	12/31/2024

PLANNING COMMISSION
The Commission members shall be residents of the City of Redlands and neither officers nor employees thereof.

There are no terms expiring on this commission in 2024.

STREET TREE COMMITTEE
The Committee members shall serve without compensation and shall be residents of the City of Redlands and neither officers nor employees thereof.

There are no terms expiring on this commission in 2024.

TRAFFIC AND PARKING COMMISSION

Members of the Commission shall serve without compensation and shall be residents of the City of Redlands and neither officers nor employees thereof. The student member of the Commission shall serve without compensation and shall be from the junior class of a Redlands Unified School District High School at the time of appointment to the Commission.

Name of Incumbent	Appt. Date	Date Term Expires
Andrew Hoder	02/21/2023	12/20/2024
Student Commissioner	01/01/2024	12/31/2024

City Council Meeting **G. 3.**

DATE: 12/19/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Approve recommendation for reappointments to the Library Board of Trustees (Council Member Davis)

MOTION:

I move to reappoint Rosa Gomez and Martin Davis to each serve three-year terms on the Library Board of Trustees beginning January 1, 2024 and ending January 1, 2027.

RECOMMENDATION:

It is recommended by Council Member Davis that the City Council consider these reappointments to the Library Board of Trustees. Pursuant to the Redlands Municipal Code, appointments are made by the Mayor and approved by the City Council. However, Mayor Tejeda has expressed his desire to rotate recommendations for commission/board appointments among the City Council Members; therefore, Council Member Davis has been delegated authority by Mayor Tejeda to make the recommendation for these reappointments.

DISCUSSION:

The terms of Library Trustees Rosa Gomez and Martin Davis will expire on January 1, 2024. Trustees Gomez and Davis have each expressed an interest in reappointment to the Library Board of Trustees. Because Library Board Trustees are governed by the State Education Code and are not subject to the City's two, four-year term limitation as other City commissioners, Trustees Gomez and Davis are eligible for reappointment.

A public notice requesting interested residents to submit an application for the Library Board of Trustees was issued in November. In addition, the public notice was concurrently aired on Redlands TV and posted at the community bulletin board at the A. K. Smiley Public Library. The local newspapers also received

distribution of the public notice. One application was received in response to the public notice, and two letters from the incumbents were included for consideration.

The Library Board of Trustees consists of five members as follows:

- Martin Davis - Term Expires 1.1.24
- Rosa Gomez -Term Expires 1.1.24
- William T. Hardy, Jr.
- William D. Hatfield
- Kate Pretorious

ALTERNATIVE:

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

Library Board Applications

City of
REDLANDS
Incorporated 1888
300 E. State Street, 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 to apply for a position on the following board:

LIBRARY BOARD OF TRUSTEES

The Board consists of five members, appointed by the Mayor with the consent of the City Council. The trustees hold office for three-year terms. One member of the board is selected as President of the board.

The State Education Code mandates that "the public library shall be managed by a board of library trustees." The Library Board meets on the second Tuesday of each month at 5:00 p.m.

The Board may make and enforce all rules, regulations and bylaws necessary for the administration, government and protection of the library and all property belonging thereto. The Board may administer trusts created for the Library and receive gifts by devise or bequests, hold property in trust in California or elsewhere, and dispose of property for the benefit of the Library. Since 1922, the Trustees have managed an Endowment Fund, income from which supplements and enriches the Library's programs, acquisitions and well-being.

By City Council resolution in 1932 affirming Robert Watchorn's Deed of Gift, the Library Trustees administer the Lincoln Memorial Shrine. In 2001, by City Council resolution, the Trustees also administer the Redlands Municipal Museum.

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

Deadline for filing applications is November 20, 2023.

Jennifer Macias, Management Analyst
Office of the City Manager
City of Redlands, California

11/06/23

CITY OF REDLANDS
COMMISSION APPLICATION FORM

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

RECEIVED
NOV 13 2023
Redlands City Clerk

COMMISSION\BOARD APPLIED FOR

Library Trustee

Name Patrick Wallis (www.LinkedIn.com/in/patrickwallis)

Address [redacted]

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

Email [redacted]

Occupation Research Lab Director (Esri)

Reasons for desiring to serve – relevant experience and qualifications:

I've always been motivated to serve the communities I've lived in, Whether it was when I was An active duty officer in the US Army, or planning commissioner in Alameda, CA or here in Redlands, CA until 2017. For the last 4 years I've been deeply involved with a non-profit Dedicated to ending veteran isolation (www.mil-tree.org) and have served as board president Since 2021. I have a lot to offer the community and would love to serve as a library trustee.

Signature [signature] **Date** 11-13-23

** 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) Brian Cross
[redacted]
Redlands, CA
Telephone [redacted]

(2) Chris Diersen
[redacted]
Redlands, CA
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 JE

Martin Davis
905 W. Highland Ave
Redlands, CA 92373

November 8, 2023
Att: Mayor Eddie Tejeda
Re: A. K. Smiley Public Library Board Reappointment

Dear Eddie:

As you are likely aware, Library director Don McCue informed Amy Edwards that Rosa Gomez and I wish to be reappointed as Library trustees when our current terms expire.

In writing you directly, I thought it important to express in more detail why I have a strong interest in serving another term. The Library is currently experiencing a number of critical undertakings, several of which I'm vitally involved as a trustee. These include:

* Adapting and implementing an expansive five-year Strategic Plan for the Library.
* Completing the construction of the Museum of Redlands (MOR) and opening this civic facility offering educational, cultural and social programming to our citizens in 2024.
* Successfully integrating and managing the Library along with the Lincoln Shrine, MOR and the Contemporary Club building.

We're in the process of completing each of the noted undertakings which will continue to need experienced and informed guidance and leadership. That is why I'm requesting reappointment to the Library board.

Sincerely,

Marty

Martin Davis

Dr. Rosa E. Gomez
[redacted]

November 9, 2023

Mayor Eddie Tejeda and City Council
35 Cajon Street
Redlands, CA 92373

RE: A.K. Smiley Library Board

Honorable Mayor Tejeda and City Council:

I am writing to you to request a re-appointment to the A. K. Smiley Library Board of Trustee. It has been my pleasure to serve in the capacity as Vice President these past years. The board continues to forge ahead to find ways to meet the diverse community needs. Most recently we engaged the community, staff and trustees in a Strategic Plan. The outcome of the plan has highlighted our successes, challenges, and strategies to address the constituent needs.

I am fortunate to be an active member on the Board of Trustees. The stability, fortitude, and vision of the current board continues to place a great emphasis on providing the optimum services to our diverse community. The partnerships that have been developed with you and the City Council will continue to help us serve the City of Redlands constituents.

It is with much enthusiasm that I submit my letter of interest to continue serving you, the City Council, and Redlands residents on the A.K. Smiley Library Board.

Respectfully submitted,

Rosa E. Gomez

Dr. Rosa E. Gomez

CC: Don McCue, Library Director

City Council Meeting **G. 4.**

DATE: 12/19/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Approve a Learning Partner Agreement between the City of Redlands and Cal Baptist University offering discounted degree programs to City employees (Assistant City Manager McConnell)

MOTION(S):

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

I move to approve the Learning Partner Agreement between the City of Redlands and California Baptist University offering discounted degree programs to the City employees.

RECOMMENDATION:

Staff recommends that the City Council approve the agreement between the City of Redlands and California Baptist University to participate in CBU's learning partner program offering discounted degree program to City employees.

DISCUSSION:

The City highly encourages employees to continue their education and obtain degrees through institutions of higher learning. California Baptist University is regionally accredited by the Western Association of Schools and Colleges Senior College and University Commission (WSCUC), which is recognized by the U.S. Department of Education. California Baptist University offers a Learning Partner Agreement that enables employees of their MOU partner the opportunity to receive a discount on their tuition provided that they meet the program's ongoing requirements.

Through the program, the University offers a discounted tuition, customized education, scholarship opportunities, and other considerations to benefit-eligible

employees of the MOU partner. The promotion and recruitment process may include advertisements, education fairs, and on-site information sessions as approved by the MOU partner.

Participants in the program shall receive a tuition discount of 20% and a waiver for the application fees. The discount may not be applied to the University's RN to BSN, MS in Physician Assistant Studies, MS in Speech Language Pathology or Doctor of Psychology programs or be combined with other discount offers or other institutional aid. Within the City, this program may provide employees with the ability to acquire knowledge and skills that may further their personal career aspirations and their work for the City.

As part of participating in this special tuition program, staff performed due diligence relating to the discount offered to public employees. The State's Fair Political Practices Commission (FPPC), in adopting regulations to implement the Political Reform Act, has informed the City that the discounted tuition that is being offered by California Baptist University may constitute a "gift" for purposes of the annual reporting obligations of City employees who are designated as Form 700 filers pursuant to the City's Conflict of Interest Code. Employees are solely responsible for determining their individual legal obligations with respect to the FPPC's annual reporting requirements and compliance with the FPPC's limitations on the dollar amount of gifts acceptable from any one source in a 12-month period. Acceptance of discounted tuition may have legal consequences for such employees, and the City makes no representation with respect to, nor shall have any liability for, an employee's participation in this discounted tuition program.

ALTERNATIVES:

Not Applicable.

STRATEGIC PLAN:

Not Applicable.

SUBMITTED BY:
Janice McConnell, Assistant City Manager

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

REVIEWED BY:
Yvette M. Abich Garcia, City Attorney
Janice McConnell, Assistant City Manager
Tommi Ng, Assistant HR/Risk Director

PREPARED BY:
Marina Gonzalez, Human Resources Analyst

Fiscal Impact

Fiscal Year:	2023/2024
Revenue Generating:	No
Appropriation Required Y/N:	No
Amount:	None

Discussion:

There is no fiscal impact.

Attachments

Cal Baptist University MOU

MEMORANDUM OF UNDERSTANDING

This MEMORANDUM OF UNDERSTANDING (hereinafter "Agreement") is entered into the 19th day of December, 2023 by and between California Baptist University, a California nonprofit corporation (hereinafter "University" or "CBU") and the City of Redlands, a California municipal corporation. CBU and the City of Redlands may be referred to individually as "Party" or collectively as "Parties."

The purpose of this Agreement is to define how CBU will offer its courses at a reduced tuition rate to City of Redlands employees and how the City of Redlands will provide opportunities to CBU to promote and recruit their employees subject to the terms and conditions of this Agreement.

The Parties Mutually Agree:

A. This Agreement is effective as of December 19, 2023 and shall terminate three (3) years from that date, unless sooner terminated by either Party. The Parties may renew this Agreement upon mutual consent. Any extension of the term of this Agreement shall be in writing and signed by both Parties.

B. Either Party may terminate this Agreement, with or without cause at any time, by giving the other Party thirty (30) days' written notice.

C. Subject to the terms of this MOU, CBU shall waive application fees and offer City of Redlands employees the following tuition discounts:

1. Traditional Undergraduate On-Campus Programs. All students enrolled in a traditional on-campus undergraduate program shall be eligible to receive a twenty percent (20%) tuition discount;

2. Fully Asynchronous Online Undergraduate Degree Programs. All students enrolled in a fully online asynchronous format undergraduate program shall be eligible to receive a twenty percent (20%) tuition discount; and

3. Graduate Programs. All students enrolled in a graduate program (including graduate or doctoral degree) delivered on-campus or online format shall be eligible to receive a twenty percent (20%) tuition discount.

The tuition discount applies only to tuition, and no other fees (other than the application fee) will be discounted. The tuition discounts apply provided that student accounts remain current. The discounts may not be applied to the University's RN to BSN, MS in Physician Assistant Studies, MS in Speech Language Pathology or Doctor of Psychology programs or be combined with other discount offers or other institutional aid.

D. The tuition discounts described herein shall remain in place for students in good standing who maintain continuous enrollment, regardless of their employment status with the City of

Redlands or the dissolution of the partnership between CBU and the City of Redlands. Employees currently or previously enrolled at CBU may not seek retroactive discounts or scholarships for tuition or fees paid prior to verification of their eligibility.

City of Redlands employees who complete one degree at CBU and wish to pursue another must be re-verified by the City of Redlands as an eligible employee.

E. Students wishing to enroll at CBU will be required to apply for admission and be accepted in accordance with the CBU's existing admission requirements and processes. It is the ***sole*** responsibility of the City of Redlands employee to notify CBU of their intent to request the application fee waiver and scholarship. Failure to do so ***before the last day to add a class*** will result in ineligibility.

F. CBU reserves the right to modify programs, price, offerings or curriculum at any time.

G. Employees of City of Redlands may apply for Federal student loans the same as other students attending classes at CBU.

H. The City of Redlands will incur no financial obligation to CBU other than those it may voluntarily assume in connection with tuition reimbursement directly to the employees who enroll as students at CBU. Students will otherwise be personally responsible to CBU for payment of fees and tuition.

I. Policies stated in the University Catalog and Student Handbook shall apply to City of Redlands employees.

J. CBU shall defend, indemnify, and hold the City of Redlands, its officers, agents and employees harmless from and against any and all liability, loss, expense, including reasonable attorneys' fees, or claims for injury or damages arising out of the performance of this Agreement, but only in proportion to and to the extent such liability, loss expense, attorneys' fees, or claims for injury or damages are caused by or result from the negligent or intentional acts, errors or omissions of CBU, its officers, agents or employees.

K. The City of Redlands shall defend, indemnify, and hold CBU, its officers, employees and agents harmless from and against any and all liability, loss, expense, including reasonable attorneys' fees or claims for injury or damages arising out of the performance of this Agreement, but only in proportion to and to the extent such liability, loss, expense, attorneys' fees, or claims for injury or damages are caused by or result from the negligent or intentional acts, errors or omissions of the City of Redlands, its officers, agents or employees.

L. The City of Redlands shall provide opportunities for the University to market this tuition discount and related program offerings to their employees via emails, posters, brochures, information sessions, staff meetings, and other opportunities deemed appropriate. The City of Redlands is not responsible for guaranteeing that a certain number of employees avail themselves of this opportunity.

M. Miscellaneous Provisions

1. Authority. The undersigned individuals hereby represent that they are authorized to execute this Agreement on behalf of their respective organizations, and each party represents that this Agreement constitutes a legal and binding obligation of the Parties.

2. Severability. It is agreed that if any provision of this Agreement shall be determined to be void by a court of competent jurisdiction, then so long as such determination shall not affect any other material provisions of this Agreement and continue to allow this Agreement to be performed in the reasonable expectations of both Parties, then this Agreement and all such other provisions shall remain in full force and effect.

3. Notices. Any notice required or permitted to be provided under this Agreement shall be in writing and shall be deemed to have been duly given if mailed via first class mail, or by a reputable overnight delivery service, or by personal delivery, and directed to the address of such Party set forth below:

CITY OF REDLANDS CONTACT INFORMATION:

City of Redlands
35 Cajon St. Suite 200
Redlands, CA 92373
Attn: Janice McConnell
Assistant City Manager
Tel: (909) 798-7514

CBU CONTACT INFORMATION:

California Baptist University
10370 Hemet Street
Riverside, CA 92503
Attn: Ron Hawkins
Director of Business and Educational Partnerships
Enrollment Services
Tel: (951) 343-5230
Email: rhawkins@calbaptist.edu

4. Complete Agreement. This Agreement represents the Parties' final and complete agreement, and this Agreement shall supersede all other understandings, discussion and/or agreements between the Parties with regard to the subject matter in the Agreement.

5. Governing Law. This Agreement shall be construed in accordance with the laws of the State of California and in effect at the time of the execution of this Agreement.

6. Counterparts. The Parties agree that separate copies of this Agreement be signed by each of the Parties to the Agreement and these copies will have the same force and effect as if the original had been signed by all Parties.

END – SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, the Parties have executed this Agreement effective as of the Effective Date.

CITY OF REDLANDS	CALIFORNIA BAPTIST UNIVERSITY
By_____ Eddie Tejeda, Mayor CONCUR By: _____ Janice McConnell, Assistant City Manager	By_____ Mark Howe Vice President for Finance and Administration

City Council Meeting **G. 5.**

DATE: 12/19/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Adopt Resolution No. 8525 declaring weeds to be a public nuisance and setting January 16, 2024, as the public hearing for objections to the proposed weed abatement (Fire Chief Sessler)

MOTION(S):

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

I move that the City Council adopt Resolution No. 8525 declaring weeds a public nuisance and setting January 16, 2024, as the public hearing for objections to the proposed weed abatement.

RECOMMENDATION:

Staff recommends that the City Council adopt Resolution No. 8525 declaring weeds to be a public nuisance and setting January 16, 2024, as the public hearing for objections to the proposed weed abatement.

DISCUSSION:

Resolution No. 8525 establishes a weed abatement procedure as outlined in Government Code Section 39501. This Code Section authorizes the City's legislative body to compel the owner, lessee, or occupant of buildings, grounds or lots within the city, to remove dirt, rubbish, weeds, and rank growths from buildings, or grounds and adjacent sidewalks. Resolution No. 8525 also requires the City Council to declare weeds to be a public nuisance on known properties, offers notice to property owners, and establishes an opportunity for property owners or occupants to be heard as to why said weeds should not be abated.

ALTERNATIVES:

The Council may choose not to approve Resolution No. 8525.

STRATEGIC PLAN:

N/A

SUBMITTED BY:
Rich Sessler, Fire Chief

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

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

PREPARED BY:
Bruni Reyes, Management Analyst

Fiscal Impact

Fiscal Year:	2023-2024
Revenue Generating:	N
Appropriation Required Y/N:	N

Discussion:

There is no cost associated with the adoption of Resolution. 8525 declaring weeds a public nuisance.

Attachments

Resolution 8525
Exhibit A

RESOLUTION NO. 8525

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS DECLARING WEEDS A PUBLIC NUISANCE AND INITIATING ABATEMENT PROCEEDINGS

Section 1. The City Council elects to proceed under Government Code Sections 39501 and 39502, and Section 39560 et seq., to declare a public nuisance and abate all weeds growing upon streets, sidewalks, and private property in the City. In this resolution and in all subsequent proceedings, the term "weeds" means that, when mature, bear wingy or downy seeds that will attain such a large growth as to become a fire menace when dry, or that are otherwise noxious or dangerous, and includes sagebrush, chaparral, poison oak and poison ivy, when the conditions of growth are such as to constitute a menace to the public health, dry grass, stubble, brush, litter and all other flammable material that endangers the public safety by creating a fire hazard.

Section 2. The City Council declares as a public nuisance all weeds growing upon the streets, sidewalks, and private property in the City.

Section 3. The streets referred in Section 2 are described in Exhibit "A" attached hereto and made part hereof by this reference.

Section 4. The properties upon which, or in front of which, the nuisance declared in Section 2 exist are described in Exhibit "A" attached hereto and made part hereof by this reference. The City Council finds and declares that weeds on or in front of parcels specified in Exhibit "A" are seasonal and recurrent in nature. In accordance with Governmental Code Section 39562.1, the seasonal and recurrent nuisances shall be abated under Government Code Sections 39510 through and including 39588, and upon the second and subsequent occurrence in same calendar year, no further hearings will be held and notice shall be by mailing a post card as provided in Government Code Section 39562.1.

Section 5. The Fire Chief, or his authorized designee, is the person designated to perform the duties imposed by Government Code Sections 39560 through 39588 upon the Fire Marshal, and all references in these proceedings to Fire Marshal means that person.

Section 6. January 16, 2024, at 6:00 pm, or as soon thereafter as the matter may be heard, at 35 Cajon St., Redlands, California, is fixed as the time and place for hearing all objections to the proposed removal of weeds.

Section 7. The Fire Marshal shall prepare notices as follows: The heading of the notice shall be "Notice to destroy weeds" in letters not less than one inch in height. The notice shall be substantially in the following form:

NOTICE TO DESTROY WEEDS

Notice is given that on December 19, 2023, the City Council of the City of Redlands passed a resolution declaring that noxious or dangerous weeds were growing upon or in front of the property on this street, and more particularly described in the resolution, and that they constitute a public nuisance that must be abated by the removal of the weeds. Otherwise, they will be removed and the nuisance abated by the City and the cost of removal assessed upon the land from on or in front of which the weeds and will constitute a lien upon such land until paid. Reference is made to the resolution for further particulars. A copy of the resolution is on file in the office of the City Clerk. All property owners having any objections to the proposed removal of the weeds, are notified to attend a meeting of the City Council of the City of Redlands to be held at 35 Cajon Street, Redlands, California, on January 16, 2024, at 6:00 pm, or as soon thereafter as the matter may be heard, when their objections will be heard and given due consideration.

Date: December 19, 2023

_____

Fire Marshal
City of Redlands

Section 8. In addition to posting, the City Clerk shall mail written notice of the proposed abatement to all persons owning property described in Section 4 of this resolution. Then notice shall be mailed to each person to whom the property is assessed as shown on the last equalized assessment roll. The City Clerk shall mail the notice at least Five (5) days before the time set for hearing. The notice shall be in the form described above that is posted on the property, except that the notice shall be signed by the City Clerk and the notice need not contain the heading in one inch letters.

ADOPTED, SIGNED AND APPROVED ON this 19th day of December, 2023.

_____

Eddie Tejeda, Mayor

ATTEST:

_____

Jeanne Donaldson, City Clerk

EXHIBIT "A"

[See Attached]

Fall 2023 Weed Abatement Nuisance Declaration List
Accessor Parcel Numbers
0174-154-01-0000
0175-021-05-0000
0292-062-18-0000
0292-062-19-0000
0292-062-21-0000
0300-241-37-0000
0300-241-17-0000
0300-241-19-0000
0300-241-38-0000
0300-241-37-0000
0174-281-13-0000
0299-213-21-0000
0299-213-13-0000
0299-213-14-0000
0299-213-11-0000
0299-213-12-0000

City Council Meeting **G. 6.**

DATE: 12/19/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Approve a Memorandum of Understanding between the Department of Behavioral Health and the City of Redlands Police Department to expand consumer rapid access to mental health crisis care through Community Triage, Engagement, and Support Teams and have community office space available for mobile Community Crisis Response Teams (Police Chief Tolber)

MOTION(S):

I move to approve the Memorandum of Understanding between the Department of Behavioral Health and the City of Redlands Police Department to expand consumer rapid access to mental health crisis care through Community Triage, Engagement, and Support Teams (TEST), and have community office space available for mobile Community Crisis Response Teams.

RECOMMENDATION:

Staff recommends that Council approve the Memorandum of Understanding between the Department of Behavioral Health and the City of Redlands Police Department to expand consumer rapid access to mental health crisis care through Community Triage, Engagement, and Support Teams and have community office space available for mobile Community Crisis Response Teams.

DISCUSSION:

The Redlands Police Department (RPD) and the San Bernardino County Department of Behavioral Health (DBH) are committed to bringing responsive access to mental health crisis services to the Redlands community. Since 2018, RPD has partnered with DBH on the Triage, Engagement, and Support Team (TEST). TEST is a community-based program comprised of DBH paraprofessionals located in partnered sites across the county. The ultimate goal of TEST is to support wellness, recovery, and resilience. TEST offers crisis

intervention and intensive case management to connect individuals with various resources, including mental health services, substance-use disorder treatment programs, homeless and employment services, and to reduce hospitalization and incarceration. TEST services are funded by the Mental Health Services Act (Proposition 63). DBH will provide one TEST staff member to the City of Redlands Police Department at no charge, in exchange for a dedicated office space to work out of during his/her shift. The staff member will be working 40 hours per week, Monday – Friday.

Several other police departments in the Inland Empire currently have TEST staff assigned to their stations and have noticed improved efficiency in response to mental health calls by connecting individuals with the appropriate mental health crisis intervention services. The following stations currently have DBH staff assigned: Fontana PD, Fontana Sheriff Station, Hesperia Sheriff Station, Highland Sheriff Station, Rialto Police Department, and Upland Police Department. In stations where TEST staff are assigned, there has been a significant reduction in the number of mental health holds written. Individuals who have TEST encounters have a significant increase in the use of outpatient mental health services. RPD and the community would continue to benefit by having a TEST staff member assigned to the City of Redlands Police Department. The new MOU would be effective as of January 1, 2024.

ALTERNATIVES:

Do not approve the Memorandum of Understanding between the City of Redlands and the Department of Behavioral Health for dedicated office space.

STRATEGIC PLAN:

N/A

SUBMITTED BY:
Rachel Tolber, Police 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
Rachel Tolber, Police Chief

PREPARED BY:
Jeremy Floyd, Commander

Fiscal Impact

Fiscal Year:	2023/2024
Revenue Generating:	no
Appropriation Required Y/N:	No
Budgeted Y/N:	no
Account No.:	N/A
Discussion:	

Attachments

DBH MOU

MEMORANDUM OF UNDERSTANDING
Between

Department of Behavioral Health
And

The City of Redlands
For

Dedicated Office Space

January 1, 2024

WHEREAS, the San Bernardino County (County), Department of Behavioral Health hereinafter referred to as DBH, and the City of Redlands (City); and

WHEREAS, DBH desires to expand consumer rapid access to mental health crisis care through community Triage, Engagement and Support Teams (TEST). DBH will do so by collaborating for dedicated office space, at no cost, within agencies that have the highest contact with consumers experiencing a psychiatric emergency. These agencies, named 'points of access' are law enforcement, hospital emergency rooms, schools and court related agencies; and

WHEREAS, DBH has been allocated funds by the Mental Health Services Act (MHSA) to provide such services; and

WHEREAS, City is willing and able to provide adequate, non-financial, dedicated office space located in the City's Police Department, specifically for DBH services provided by co-located TEST staff, to assist/link consumers; and

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

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Attachment: Exhibit I – Description of Triage, Engagement and Support Teams (TEST) Services

I. PURPOSE

This Memorandum of Understanding (MOU) serves to identify areas of agreement and responsibility between City and the Department of Behavioral Health (DBH), regarding the use of dedicated office space within City's Police Department for co-locating DBH TEST program staff to assist/link consumers with community services.

DBH will assign the TEST staff that will utilize office space within City location here:

Redlands Police Department

30 Cajon Street
Redlands, CA 92373
(909) 335-4744

The MOU is a joint effort to bring responsive access to mental health crisis services to the Redlands community, at no charge, for a consumer in need. In exchange for City's space and responsibilities hereunder, the TEST staff shall provide crisis assessments, intervention, and intensive case management with linkage to community resources as outlined in Exhibit I.

II. DEFINITIONS

A. The terms **consumer, resident, individual, client** or **participant** are used interchangeably throughout this MOU referring to the individual inquiring, accessing and/or receiving services.

B. **Authorization for Release of Protected Health Information (PHI):** A HIPAA compliant authorization signed by the client or client's legal representative, authorizing DBH to release the client's information to a designated recipient. This form must be completed thoroughly with specified records to be shared, a designated time frame and expiration date, as well as a signature by the DBH client or his/her legal representative. If the form is signed by a legal representative, proof from the court system designating legal representation must accompany the request.

C. **Department of Behavioral Health (DBH**): The San Bernardino County Department of Behavioral Health, under state law, provides mental health and substance use disorder treatment services to County residents. In order to maintain a continuum of care, DBH operates or contracts for the provision of prevention and early intervention services, 24-hour care, day treatment outpatient services, case management, and crisis and referral services. Community services are provided in all major County metropolitan areas and are readily accessible to County residents.

D. **Health Insurance Portability and Accountability Act (HIPAA):** A federal law designed to improve portability and continuity of health insurance coverage in the group and individual markets, to combat waste, fraud, and abuse in health insurance and health care delivery, to promote the use of medical savings accounts, to improve access to long-term care services and coverage, to simplify the administration of health insurance, and for other purposes.

E. **Mental Health Services Act (MHSA):** Mental Health Services Act, also known as Proposition 63, imposes a 1% tax on adjusted annual income over $1,000,000. In November 2004, California voters passed Proposition 63 to adopt the MHSA. According to the MHSA, the intent of the funding is to reduce the long term adverse impact on individuals, families, and State and local budgets resulting from untreated serious mental illness.

F. **Personally Identifiable Information (PII)**: PII is information that can be used alone or in conjunction with other personal or identifying information, which is linked or linkable to a specific individual. This includes: name, social security number, date of birth, address, driver's license, photo identification, other identifying number (case number, client index number, SIMON number/medical record number, etc.)

G. **Protected Health Information (PHI)**: PHI is individually identifiable health information held or transmitted by a covered entity or its business associate, in any form or media, whether electronic, paper or oral. Individually identifiable information is information, including demographic data, that relates to the individual's past, present or future physical or mental health or condition; the provision of health care to the individual; or the past, present, or future payment for the provision of health care to the individual, and identifies the individual or for which there is reasonable basis to believe it can be used to identify the individual. PHI excludes individually identifiable health information in education records covered by the Family Educational Rights and Privacy Act, as amended, 20 U.S.C. 1232g; in records described at 20 U.S.C1232g(a)(4)(B)(iv); in employment records held by a covered entity in its role as employer; and regarding a person who has been deceased for more than fifty (50) years.

H. **Triage, Engagement and Support Teams (TEST):** Triage teams specializing in crisis intervention, continuum of care, and intensive case management for individuals experiencing an urgent psychiatric health condition with up to 59 days of individualized linkage and follow up services. The goal is to improve consumer experience by improving access to mental health services with local staff and rapid response times, allowing the consumer to possibly stay within their own community and strengthening their opportunity for recovery and wellness while reducing involvement with the criminal justice system, reducing frequencies of emergency room visits and/or unnecessary hospitalization.

III. COLLABORATING CITY FACILITY REQUIREMENTS

City will:

A. Provide adequate workspace for DBH staff within City facilities. Adequate workspace shall include a personal work area with a desk, chairs and secure document storage.

B. Provide a designated area for consultation of consumers as required.

C. Provide a parking space for a County or DBH staff vehicle.

D. Provide access to a desk phone, fax machine and photocopier.

E. Provide DBH staff access to staff restrooms and breakroom.

F. Maintain and relay safety/security procedures related to DBH staff assigned to City.

G. Assign building passes and office keys as needed to TEST staff, and/or DBH employees regularly assigned to City.

IV. CITY GENERAL RESPONSIBILITIES

A. City will not assign this MOU, either in whole or in part, without the prior written consent of DBH.

B. City shall make available to the DBH Program Manager (PM) copies of all administrative policies and procedures utilized and developed for this service location(s) and shall maintain ongoing communication with the DBH PM regarding those policies and procedures.

C. City is aware that DBH is required by regulation to guard Personally Identifiable Information (PII) and Protected Health Information (PHI) from unauthorized use or disclosure such as names and other identifying information concerning persons receiving services pursuant to this MOU.

D. Information obtained by DBH for participants is PHI and any DBH documents stored at City are highly sensitive and confidential; therefore, City shall provide DBH with secure document storage and use the same physical safeguards related to such document storage that City uses to safeguard its own lawfully protected information.

E. Should City find the need to obtain PHI about a consumer, City shall request the consumer complete the DBH Authorization for Release of Protected Health Information (COM001) form prior to any discussion or release regarding consumer PHI, including but not limited to diagnosis treatment, and/or outcomes. The form must state DBH can share consumer's PHI with City personnel, with specified time frames including expiration date. This provision will remain in force even after the termination of the MOU.

F. City acknowledges DBH must track/report specified data required by Mental Health Services Act (MHSA) in a format approved by DBH. Part of the necessary information measures the referrals and linkage to appropriate services designed to address the particular behavioral health issues being presented to law enforcement (justice system); reduction of the time individuals needing mental health services spend within the justice system; reduced number of visits to assist the same consumer for behavioral health-related concerns post TEST involvement, and to facilitate assessments of individuals experiencing a mental health crisis that could result in inpatient hospitalization. City further acknowledges that these tracking/reporting requirements may change per the County and/or the State.

V. DBH GENERAL RESPONSIBILITIES

DBH will:

A. In the least restrictive environment possible, provide crisis intervention designed to divert seriously mentally ill consumers from law enforcement encounters. The primary usage of this office space is to:

1. Provide crisis intervention services for consumers in surrounding community.
2. Provide intensive case management for local consumers participating in TEST.
3. Be the central location for TEST staff to link consumers to the appropriate public and/or private community resources for up to 59 days.
4. Be an in-house asset to City in improving outcomes for consumers with behavioral health issues.

B. Assign staff for a minimum of 40 hours a week to City. This may include any combination of the following: Social Worker II, Alcohol and Drug Counselor, and Clinical Therapist, for the purpose of providing crisis response services within the dedicated office space and in the field (exact service hours will be agreed upon between DBH Program Manager and City).

C. Adhere to City's required clearance protocols for assigned DBH staff prior to staff person utilizing dedicated office space.

D. Monitor and coordinate staff work schedules, as staff work hours may vary.

E. Assign computers and cell phones to TEST staff. ALL correspondence with TEST staff must be sent through the DBH email system. No other City email is to be allocated to the TEST staff. DBH staff shall adhere to the DBH Electronic Mail Policy.

F. Provide administrative supervision to all DBH staff located or utilizing the city offices. Any concerns or suggestions regarding any type of matters shall be taken to the DBH Program Manager, supervisory staff, or his/her designee.

G. Communicate with the appropriate City supervisory staff or his/her designee with any concerns and/or suggestions for overcoming problem areas and/or changing procedures related to facility usage or supervision.

H. Maintain authority and responsibility for the assignment and/or reassignment of all TEST staff.

I. Address the MHSA goals, measure, and report outcomes in collaboration with City by increasing access to mental health services, reducing criminal and juvenile justice involvement while also reducing frequency of emergency room visits and unnecessary hospitalizations within the local community.

J. Maintain consumer records in compliance with all regulations set forth by the State and provide access to clinical records by DBH staff.

K. Pursuant to HIPAA, implement administrative, physical, and technical safeguards to protect the confidentiality, integrity, and availability of health information that is transmitted or maintained in any form or medium.

L. Obtain HIPAA compliant Authorization for Release of PHI for each consumer prior to any discussions/sharing with City regarding any consumer's PHI, including, but not limited to, diagnosis, treatment, and/or outcomes in the performance of required services.

VI. MUTUAL RESPONSIBILITIES

A. DBH TEST staff will coordinate with City staff for the purpose of providing crisis intervention services and intensive case management and linkage for referred consumers.

B. City and DBH agree to develop a program unique to City needs and internal procedures for optimal utilization of TEST services and fulfilment of consumer needs as outlined in Exhibit I of this MOU.

C. The Parties must comply with relevant regulations for any release of information. City and DBH agree they will establish mutually satisfactory methods for the exchange of such information as may be necessary in order that each party may perform its duties and functions under this MOU. Both parties will develop appropriate procedures to ensure all information is safeguarded from unauthorized disclosure in accordance with applicable State and Federal laws and regulations, and as referred herein.

D. City and DBH agree they will establish mutually satisfactory methods for problem resolution at the lowest possible level as the optimum, with a procedure to mobilize problem resolution up through the City and DBH mutual chain of command, as deemed necessary.

E. City and DBH agree to develop and implement procedures and forms necessary to administer and document each program referral, participation, compliance and effectiveness.

F. City and DBH agree to develop internal procedures for resolving grievances including the specific steps a consumer must follow, and the time limits for resolution.

G. City and DBH agree to comply with all applicable local, State, and Federal laws.

H. City and DBH shall not charge each other for any of the items or services provided hereunder.

I. Indemnification and Insurance Requirements

1. City agrees to defend, indemnify and hold harmless the County, it's officers, staff, agents, and volunteers for any and all claims, losses, actions, damages and/or liability resulting from this agreement/contract from any cause whatsoever, including any costs or expenses incurred by County, except as prohibited by law, arising out of the City or City Police Department's negligent or wrongful acts or omissions in connection with its performance under the herein agreement.

2. The County agrees to defend, indemnify and hold harmless the City, it's officers, staff, agents, and volunteers for any and all claims, losses, actions, damages and/or liability arising out of this agreement/contract from any cause whatsoever, including any costs or expenses incurred by the City, except as prohibited by law, arising out of County's or DBH's negligent or wrongful acts or omissions in connection with its performance under the herein agreement.

3. In the event that the County and/or the City are determined to be comparatively at fault for any claim, action, loss or damage which results from their respective obligations under this agreement, the County and/or the City shall indemnify the other to the extent of its comparative fault.

4. The County and the City are authorized self-insured entities for purposes of General Liability, Automobile Liability, Workers' Compensation, and Professional Liability coverage and warrants that through its program of self-insurance, it has adequate coverage or resources to protect against liabilities arising out of the terms, conditions and obligations of this agreement.

J. Privacy and Security

1. City and DBH shall adhere to any County applicable privacy-related policies pertaining to PHI. DBH has a specific responsibility to comply with all applicable State and Federal regulations pertaining to privacy and security of consumer PHI and strictly maintain the confidentiality of behavioral health records, and City shall assist DBH in upholding said confidentiality by applying safeguards as discussed herein. Regulations have been promulgated governing the privacy and security of individually identifiable health information (IIHI) PHI or electronic Protected Health Information (ePHI).

2. In addition to the aforementioned protection of IIHI, PHI, and e-PH, both parties shall adhere to the protection of PII and Medi-Cal PII. PII includes any information that can be used to search for or identify individuals such as but not limited to name, social security number or date of birth. Whereas Medi-Cal PII is the information that is directly obtained in the course of performing an administrative function on behalf of Medi-Cal, such as determining eligibility that can be used alone in conjunction with any other information to identify an individual.

3. Reporting Improper Access, Use, Disclosure, or Breach

Upon discovery of any unauthorized use, access or disclosure of PHI or any other security incident with regards to PHI or PII, City agrees to report to DBH no later than one (1) business day upon the discovery of a potential breach. City shall cooperate and provide information to DBH to assist with appropriate reporting requirements to the DBH Office of Compliance.

K. City and DBH will ensure any DBH consumer PHI that is stored on City premises will be locked and secure in adherence to IIHI and PHI privacy requirements.

L. City and DBH shall protect from unauthorized use or disclosure names and other identifying information concerning persons receiving services pursuant to this MOU, except for statistical information not identifying any consumer DBH and City shall not use or disclose any identifying information for any other purpose other than carrying out the obligations under this MOU, except as may be otherwise permitted or required by law. This provision will remain in force even after the termination of the MOU.

M. City and DBH agree they will collaborate in providing in-service training to City staff on the services offered under this MOU and any relevant policies/procedures, including the Authorization to Release of Protected Health Information Policy and Procedure.

VII. RIGHT TO MONITOR AND AUDIT

A. City will collaborate with DBH in the implementation, monitoring and evaluation of this MOU and share information as needed.

B. City shall provide all reasonable facilities and assistance for the safety and convenience of DBH's representative in the performance of monitoring or auditing duties. Any supervisory or administrative inspections and evaluations shall be performed in such a manner as will not unduly delay the work of City staff.

C. City and DBH agree to work together to develop a tracking system of calls that TEST staff respond to for the purpose of productivity measures and staff accountability.

D. A review of productivity at the City location for TEST services shall be conducted after the end of each fiscal year.

E. City and DBH will participate in evaluating the progress of the overall program in regard to responding to the mental health needs of local communities.

F. City and DBH will work jointly to monitor outcome measures. City and DBH shall comply with all local, State and Federal regulations regarding local, State and Federal performance outcomes measurements requirements and participate in the outcome measurement process, as required by the State and/or DBH. For MHSA programs, City agrees to meet the goals and intention of the program as indicated in the related MHSA Component Plan and most recent updates.

VIII. TERM

This Memorandum of Understanding (MOU) is effective as of January 1, 2024, to December 31, 2028, and may be terminated earlier in accordance with provisions of the Early Termination Section of this MOU.

IX. EARLY TERMINATION

This MOU may be terminated without cause upon thirty (30) days written notice by either party. DBH's Director is authorized to exercise DBH's rights with respect to any termination of this MOU. The City's Chief of Police, or his/her appointed designee, has authority to terminate this MOU on behalf of City.

X. GENERAL PROVISIONS

A. DBH staff vacancies or changes in staffing plan shall be submitted to the appropriate City's contact person within 48 hours of DBH's knowledge of such occurrence. Such notice shall include a plan of action to address the vacancy or a justification for the staffing plan change.

B. No waiver of any of the provisions of the MOU documents shall be effective unless it is made in a writing which refers to provisions so waived and which is executed by the parties. No course of dealing and no delay or failure of a party in exercising any right under any MOU document shall affect any other or future exercise of that right or any exercise of any other right. A party shall not be precluded from exercising a right by its having partially exercised that right or its having previously abandoned or discontinued steps to enforce that right.

C. Any alterations, variations, modifications, or waivers of provisions of the MOU, unless specifically allowed in the MOU, shall be valid only when they have been reduced to writing, duly signed, and approved by the authorized representatives of both parties as an amendment to this MOU. No oral understanding or agreement not incorporated herein shall be binding on any of the parties hereto.

XI. CONCLUSION

A. This MOU, consisting of ten pages (10) and Exhibit I, is the full and complete document describing services to be rendered by City to DBH including all covenants, conditions, and benefits.

B. The signatures of the parties affixed to this MOU affirm that they are duly authorized to commit and bind their respective departments to the terms and conditions set forth in this document.

This Agreement may be executed in any number of counterparts, each of which so executed shall be deemed to be 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 Agreement (whether by facsimile, PDF or other email transmission), which signature shall be binding on the party whose name is contained therein. Each Party providing an electronic signature agrees to promptly execute and deliver to the other party an original signed Agreement upon request.

City of Redlands
Redlands Police Department

_____
Name: Rachel Tolber
Title: Chief of Police
Address: 30 Cajon Street
Redlands, CA 92373

Date: _____

SAN BERNARDINO COUNTY

►

_____
Dawn Rowe, Chair, Board of Supervisors

Dated _____
SIGNED AND CERTIFIED THAT A COPY OF THIS DOCUMENT HAS BEEN DELIVERED TO THE CHAIRMAN OF THE BOARD
Lynna Monell
Clerk of the Board of Supervisors
of San Bernardino County

By _____
Deputy

EXHIBIT I

Description of Triage,
Engagement and Support Teams (TEST) Services Available
And Co-location Specific Considerations

FOR

Redlands Police Department
30 Cajon Street
Redlands, CA 92373

Department of Behavioral Health (DBH) has community based, behavioral health, crisis teams that respond throughout San Bernardino County for consumers having a mental health emergency and is in need of crisis triage. The success of the Triage, Engagement, and Support Teams (TEST) program has grown with Agency collaborations throughout San Bernardino County. DBH funds:

- **Triage, Engagement and Support Team (TEST)**

  Program Manager II: Vivian Bermudez (909) 421-9456
  Number of Locations: Approximately 31 community office spaces
  Base Location: Co-located within participating community agency
  Specialty: Crisis triage for consumers referred by Agency.

TEST works with consumers experiencing a mental health crisis to develop and maintain a level of stability that reduces the need for emergency services and minimizes incarcerations and hospitalizations, freeing law enforcement and medical facilities resources.

Agencies requesting to locate a TEST team participate collaboratively with DBH. The Agency provides no cost office space and refers local consumers that may need TEST's specialized services. The referred consumer receives expedited access to mental health crisis triage from TEST staff located in the Agency offices. Consumers are given the opportunity to de-escalate and focus on their present needs and learn how TEST can assist them by linking them to appropriate services resulting in better consumer outcomes.

Exhibit I is attached to the MOU as an overview of the TEST program, specifies considerations unique to the Agency, defines the specific services available through the TEST program, and shares the State mandated reporting requirement.

I. <u>Overview of TEST Current Successes and Examples</u>

A. Since the inception of TEST in 2014, the purpose was to improve consumer access to specialized behavioral health services during a mental health crisis and to minimize negative outcomes such as incarcerations and hospitalizations. In FY 2022/23, there were a total of 11,007 TEST encounters with co-located TEST staff in San Bernardino County.

B. The following results can be highlighted:

- By DBH co-locating mental health crisis triage staff where consumers live and work the access to specialty mental health services for underserved consumers has increased.

- Consumers receiving crisis triage followed by immediate linkage to appropriate services has improved consumer outcomes.
- Decreased costs for law enforcement agencies and emergency room services as resources to assist consumers in crisis are diverted to TEST staff and appropriate linked services.
- Increased number of consumers experiencing a mental health crisis diverted from the justice system, hospitals and/or hospitalization.

C. TEST within your City:

TEST's Program Manager (PM) or designee will select the appropriate staff for your facility. The PM continually evaluates TEST locations on their successes for providing services/referrals/linkage for consumers in crisis. In the office space provided each TEST encounter will focus on individual consumer needs, and provide community based crisis triage combined with linkage to quality mental health services to improve consumer outcomes.

TEST Commitment to City	TEST Provides
To ensure 100% of City's referrals, consumers experiencing a mental health crisis, are seen in a timely fashion, initiating improved consumer outcomes.	TEST staff provides immediate access to Specialty Mental Health Services for consumers in a mental health crisis.

D. Most Agencies Frequently Referred Consumers:

DBH shall screen consumers generated and referred by the City, shall develop policies and procedures regarding those persons who are eligible for services; and shall provide a linkage plan for all consumer interventions that aid in the maintenance of a stable level of functioning.

Most Frequent Referrals	TEST Specific Focus
Consumer in crisis, coming in contact with host City, having co-occurring mental health and substance use disorders	When TEST staff identifies consumers with co-occurring mental health and substance use disorders staff links/provides referrals to appropriate services
Consumers in crisis who may respond well to peer support and self-help groups	TEST staff arranges access to peer support and self-help groups
Consumers in crisis who are part of the 25% of statistical uninsured consumers	TEST serves uninsured consumers and links them with services and applying for or utilizing current insurance coverage
Consumers in crisis needing more than day one of crisis intervention. Usually needing an assisted period of stabilization with regular follow up such as several weeks of guidance and/or more intensive level of assistance.	TEST will provide up to 59 days of case management services; TEST will provide linkage to all community resources and services accessible to DBH that could be beneficial to each unique consumer with a focus on long term stabilization, minimized use of emergency room

	services as well as reduced psychiatric hospital admissions.

II. Participating City Considerations

A. General Considerations

- Provide TEST staff access to data to track/report necessary information that measures reduced time law enforcement spends with individuals needing mental health services; reduced number of encounters between consumer and law enforcement; reduced number of crisis referrals that result in arrests and jail time; and reductions in crisis referred consumers that do not need emergency services and hospitalization. Work collaboratively with DBH, as necessary.

B. Considerations Applicable to Law Enforcement

- At the Station Commander's discretion and with his/her approval:
  - Provide TEST staff with a hand-held radio after the appropriate C.L.E.T.S. testing has been taken and a statement of confidentiality has been signed and received by the City
  - Provide training to TEST staff for radio use with provided call signs

III. Detailed Description of Available Services TEST Staff May Provide

A. The behavioral health service provided comes at no cost to the City and is provided by the TEST program as an expedient link to behavioral health services for the community served. Initial services shall be directed toward achieving crisis intervention, diversion, and stabilization.

B. TEST staff is called to assist City staff when a possible consumer is exhibiting symptoms of psychiatric crisis. TEST will immediately respond starting with triage to engage and support the consumer in crisis. TEST staff will provide crisis intervention with assessment and evaluation including collateral to help identify the needs for behavioral health services. The goal of intensive case management is to stabilize and successfully link consumers to DBH services and other community resources.

The following are services provided by TEST staff:

1. Crisis Intervention is a quick emergency response service enabling the individual to cope with a crisis, while maintaining his/her status as a functioning community member to the greatest extent possible. A crisis is an unplanned event that results in the individual's need for immediate service intervention. The response modality must allow for the resolution of the consumer's crisis. Crisis Intervention services are limited to stabilization of the presenting emergency. Service activities include but are not limited to assessment, evaluation, and collateral.

a. Assessment is an analysis of the history and current status of the individual's mental, emotional, or behavioral disorder. Relevant cultural factors and history may be included where appropriate. Assessments will include consumer level of acuity and risk.

b. Evaluation is an appraisal of the individual's community functioning in several areas including living situation, daily activities, social support systems and health status. Cultural issues may be addressed where appropriate.

c. Collateral is contact with one or more significant support persons in the life of the individual to assist the consumer in crisis as quickly as possible.

2. Intensive Case Management provided by TEST staff for up to 59 days to link the consumer with appropriate DBH and community resources for continued stability.

C. Consumer interventions conclude following completion of services or consumer is at an acceptable level of stability and/or linkage with supportive resources.

IV. TEST Staff

All TEST staff shall be employed by DBH. The staff described will work the designated number of hours per week in full time equivalents (FTE's) and perform the job functions specified. Clinical staff providing TEST services shall be licensed or waivered by viable internship by the State, if applicable.

A. The staffing will consist of the following:

An intensive case management treatment model will be used and will employ staff members that may include any combination of the following: Social Worker II, Alcohol and Drug Counselor, Mental Health Specialist, and/or Clinical Therapist, for the purpose of providing crisis intervention services, intensive case management and linkage within the dedicated office space, and in the field.

B. Staff Responsibilities:

1. Provide crisis triage/response/intervention.

2. Provide interagency coordination of crisis services.

3. Conduct case management needs assessment for possible intensive case management for consumers, identified and referred by the City, for referrals/linkage to DBH services and/or other community services.

4. Identify individuals with potential Substance Use Disorder and Recovery Services (SUDRS) needs and refer to community SUDRS services.

5. Provide short-term follow-up case management services (up to 59 days) while consumers are appropriately linked to DBH services and/or other community services.

6. Collaborate with City staff, community agencies, family, and other support persons to avoid psychiatric hospitalizations or law enforcement escalations and to improve consumers daily functioning.

7. Maintain appropriate and timely documentation, according to DBH policies and standards.

8. Attend co-location meetings such as, briefings, staff meetings, and/or other team/community meetings, as appropriate.

C. Welfare and Institutions Code (WIC) 5150 Adults/5585 Children - Involuntary Psychiatric Hold

- Most TEST Paraprofessional staff are not able to write WIC 5150 or 5585 holds, but can assist law enforcement during WIC 5150 or 5585 evaluations by providing support to the officers writing the holds.
- The exception occurs when a DBH Clinical Therapist is available and law enforcement is NOT available to do the WIC 5150/5585 evaluations. After an evaluation, if appropriate, DBH Clinical Therapist will write the needed hold.

D. Transporting WIC 5150 or 5585 holds to appropriate psychiatric facility

- TEST staff can follow law enforcement to the hospital and sit with the consumer.
- TEST staff is able to transport consumers that do not present as violent or a flight risk with appropriate City vehicle without a law enforcement officer. This method frees up law enforcement to return to the community instead of transporting the consumer and waiting at the hospital.

V. Data Reporting and Outcome Measures Requirements

A. The assigned DBH Program Manager is responsible for reporting MHSA goals and outcome measures to the MHSA Coordinator, as appropriate.

The outcomes-based criteria which shall be measured are as follows:

GOALS	KEY OUTCOMES
Reduce unnecessary psychiatric hospitalizations	• Increased use of alternative crisis interventions (e.g., CWIC, CCRT, CSU). • Increase in number of individuals diverted from hospitalization. • Increase access to and use of existing community resources (e.g., housing, mental health services, alcohol and drug services, medical treatment, education services, etc.)

B. DBH shall be responsible for collecting and entering data via the data collection instrument developed by the County and the State on all clients referred by the City. DBH shall ensure the data is entered electronically at encrypted network sites and downloaded at the County centralized database (Integrated System).

EXHIBIT I

In addition to the below performance-based criteria, data collection shall include demographic data, the number of case openings, the number of case closings, and the services provided. DBH may base future extensions of this program upon positive performance outcomes, which DBH will monitor throughout the year. TEST staff, in collaboration with host City, shall collect data in a timely manner and submit it to the DBH MHSA coordinator.

VI. DBH Considerations and Special Provisions

A. Program Manager shall monitor TEST staff and provide oversight on a regular basis in regard to compliance with all of the above requirements.

B. It is further expected that the consumer population will be reflective of the social, economic and ethnic characteristics of the communities served by the City.

City Council Meeting **G. 7.**

DATE: 12/19/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Approve the State Plan of Operations Agreement and addendum between the State of California and the City of Redlands for the use of excess Department of Defense supplies and equipment, and authorize the Police Chief to execute both on behalf of the City (Police Chief Tolber)

MOTION(S):

I move to approve the State Plan of Operations Agreement and addendum between the State of California and the City of Redlands for the use of excess Department of Defense supplies and equipment, and authorize the Police Chief to execute both on behalf of the City.

RECOMMENDATION:

Staff recommends City Council approve the State Plan of Operations Agreement and addendum between the State of California and the City of Redlands for the use of excess Department of Defense supplies and equipment, and authorize the Police Chief to execute both on behalf of the City.

DISCUSSION:

The U.S. Department of Defense Law Enforcement Support Office (LESO) program permits the Secretary of Defense to transfer excess Department of Defense supplies and equipment to local law enforcement agencies for use in their law enforcement duties. This property is procured at no cost to the agency except for any shipping or transportation costs. The City of Redlands received rifles, a Mine-Resistant Ambush Protected (MRAP) vehicle and night vision gear through the LESO program in prior years, saving Redlands taxpayers hundreds of thousands of dollars. All equipment was fully functional and assigned for Redlands Police Department use.

The City is required to annually execute the attached agreement with the State of California as part of this program. The State Plan of Operations (SPO) Agreement is entered into between the State of California and the Chief Law Enforcement Official of the Law Enforcement Agency (LEA), to set forth the terms and conditions which will be binding on the parties with respect to excess Department of Defense (DOD) property which has been transferred pursuant to Title 10 USC 2576a. The agreement is meant to promote the efficient and expeditious transfer of property, as well as ensure accountability of all transferred property. This program requires an agreement between the State and recipient agency as a condition of receipt of the DOD property.

In February 2023, City Council approved an addendum that amends the existing State Plan of Operation (dated February 2021) between the State and the Redlands Police Department (LEA) and is herein referred to as the SPO Addendum. The SPO Addendum implements requirements found within Presidential Executive Order (EO) 14074 (Section 12), signed on May 25, 2022. In accordance with current SPO-Paragraph 17, notice is being provided of a unilateral change to the SPO. Unless the Department takes immediate action to terminate the current SPO, the modifications or amendments will become binding. This new addendum is the same as the previous, but requires the signature of the new Chief of Police.

ALTERNATIVES:

Do not approve the State Plan of Operation and addendum between the State and the Redlands Police Department.

STRATEGIC PLAN:

Not applicable

SUBMITTED BY:
Rachel Tolber, Police 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:
Stephen Crane, Deputy Chief

Fiscal Impact

Fiscal Year:	2023/2024
Revenue Generating:	N
Appropriation Required Y/N:	N
Budgeted Y/N:	Y
Discussion:	

Attachments

2023 Participation App
SPO Addendum
Staff report - Agenda item 4369
Staff report - Agenda item 4525

California LESO (1033) Program Certification Package

Introduction

California Law Enforcement Agencies (LEAs) that wish to acquire and/or retain property acquired through the LESO Program (previously known as 1033 and/or 1208 Federal Excess Property Program) must be certified and currently authorized, through the State Coordinator's Office and the Federal Law Enforcement Support Office (LESO), to use the LESO Program.

Note 1: Required program training can be found at the LESO Learning Center page: http://www.dla.mil/DispositionServices/LawEnforcement.aspx

Note 2: LESO requires that each application include the agency's ORI Number, physical address of your agency's headquarters and the address recorded in National Crime Information Center (NCIC). The nine (9) digit ORI, NCIC address and naming convention is used by LESO in the vetting process to ensure that each requesting LEA is a bona fide Law Enforcement Agency. We have designed this certification package to ease the paperwork process, reduce duplication of effort, and to reduce common errors. Following this introduction, you will find the following elements of the Certification Package, in order:

We have designed this certification package to ease the paperwork process, reduce duplication of effort, and to reduce common errors. Following this introduction, you will find the following elements of the Certification Package, in order:

A. **Data Sheet –** Enter agency specific information in the fields provided. As you enter data into this input mask, each certification form requiring that piece of information will populate automatically.

B. **Application** – The application allows Seven (7) screeners. Please use the exact title/rank of your screeners and use their full names (what is on their driver's license). If your agency does not have "Part-time" officers, please put a 0 in the box.

C. **Certification Forms –** Populated from the Input Mask.
1. The LESO Law Enforcement Agency Application for Participation.
2. The CPSPP State Plan of Operation (SPO).

Program approval allows specified personnel of the LEA (authorized screeners) to access, request, and acquire excess property through the LESO Excess Property Program. **Screeners must be employees of the LEA; no Mayors, Fire Chiefs, or City Employees.**

Authorization to use the LESO Excess Property Program is valid for one year unless the Chief Law Enforcement Officer (CLEO) of the LEA changes.

Electronic signature is authorized but not required.

When making personnel or other administrative data changes, please contact us to determine which document(s) your agency will need to submit.

DATA SHEET

*** Please do not include personal cell phone numbers as documents may be made available to the public.***

California LESO (1033) Program Certification Package

AGENCY INFORMATION	
ORI Number	
DoDAAC:	
Agency Name:	Redlands Police Department
Agency Phone number:	(909) 798-7639
Physical Address:	1270 W. Park Avenue
NCIC Address/ P.O. Box:	
City:	Redlands
County:	San Bernardino
State:	CA
Zip:	92373
Number of Full-Time Compensated Officers	81
Number of Part-Time Compensated Officers	0

AGENCY PERSONNEL	
Chief Law Enforcement Official The Chief Law Enforcement Official is the Sheriff, Chief of Police, District Attorney, etc.	
Title:	Chief of Police
First Name:	Rachel
Last Name:	Tolber
Office Phone Number:	
Work Cell Number:	
E-mail Address:	rtolber@redlandspolice.org
Property Accountability Officer (PAO) / Screener #1 The Property Accountability Officer position was created in California to be the main point of contact between your agency and State Coordinator's Office. This will also be screener #1. The LEA Employee assigned to this position must: 1 - be very familiar with the State Plan of Operation (SPO), 2 - be registered, able to access, and utilize the Federal Excess Property Management System (FEPMIS) as needed, and 3 - provide administrative oversight of your agency's program use and LESO Program files. This person may also actively screen property.	
Title:	Police Corporal
First Name:	Garrett
Last Name:	Caddel
Office Phone Number:	(909) 557-6592
Work Cell Number:	
E-mail Address:	gcaddel@redlandspolice.org

Additional Screeners

Additional Screeners must be paid employees of the LEA. Screeners are selected by the agency's Chief Law Enforcement Official to search for and acquire federal excess property. In California, a minimum of two (2) screeners is required. Individual registration in the following web based applications is required by each screener in order to access and request available property.

AMPS AMPS: https://amps.dla.mil and RTD RTD: https://businessportal.dla.mil/consent/consent.jsp

Commodity Points of Contact (Optional)

Each Commodity Point of Contact must be a paid employee of the LEA and listed as a screener. It is recommended that the commodity POC have comprehensive knowledge regarding the specific commodity and their LEA's use of that commodity. Individual(s) assigned to these positions must: 1 - be familiar with the State Plan of Operation (SPO) and 2 - assist the PAO as needed regarding property accountability, registration paperwork, and program compliance concerning their commodity.

Do not include personal cell phone numbers as documents may be made available to the public***			
Screener #2:	Aircraft POC	Small Arms POC	Vehicle POC
Title:			
First Name:			
Last Name:			
Office Phone Number:			
Work Cell Number:			
E-mail Address:			
Screener #3:	Aircraft POC	Small Arms POC	Vehicle POC
Title:			
First Name:			
Last Name:			
Office Phone Number:			
Work Cell Number:			
E-mail Address:			
Screener #4:	Aircraft POC	Small Arms POC	Vehicle POC
Title:			
First Name:			
Last Name:			
Office Phone Number:			
Work Cell Number:			
E-mail Address:			
Screener #5:	Aircraft POC	Small Arms POC	Vehicle POC
Title:			
First Name:			
Last Name:			
Office Phone Number:			
Work Cell Number:			
E-mail Address:			
Screener #6:	Aircraft POC	Small Arms POC	Vehicle POC
Title:			
First Name:			
Last Name:			
Office Phone Number:			
Work Cell Number:			
E-mail Address:			
Screener #7:	Aircraft POC	Small Arms POC	Vehicle POC
Title:			
First Name:			
Last Name:			
Office Phone Number:			
Work Cell Number:			
E-mail Address:			

DISPOSITION SERVICES
74 WASHINGTON AVENUE NORTH
BATTLE CREEK, MICHIGAN 49037-3092

CLEAR FORM

Law Enforcement Support Office (LESO)
Application for Participation / Authorized Screeners Letter

(This form is for State/Local Law Enforcement Agencies (LEA) only) ***Indicates Required Fields**

SECTION 1:

*Agency Name: Redlands Police Department | Originating Agency Identifier (ORI) #: (if applicable)

*Agency Physical Address: 1270 W. Park Avenue | *City: Redlands

*State: CA | *Zip Code: 92373 | *NCIC P.O. Box or Address (if different than above i.e., terminal location)

*Phone #: (909) 798-7639 | *Email: gcaddel@redlandspolice.org | Note: Email is needed for automated system notifications.

Agency MUST have at least 1 full-time officer to participate in the program. Indicate the number of compensated officers with arrest and apprehension authority. Part-time field MUST be filled in: N/A, 0 or - is acceptable. *Full-time: 81 *Part-time: 0

RTD Screener - RTD Screeners MUST be employed by the aforementioned LEA. Individuals identified below may request access to act as an authorized "RTD Screener" on behalf of this Law Enforcement Agency. Agency MUST have at least 1 RTD Screener. Enter "XXXXX" or "N/A" into all screener fields not used.

*#1 | Police Corporal (*Official Title / Rank) | Garrett (*First Name) | Caddel (*Last Name)
gcaddel@redlandspolice.org (*Email) | (909) 557-6592 (*Phone Number) | POC (Aircraft/Small Arms/Vehicle)

#2 | *Official Title / Rank | *First Name | *Last Name
*Email | *Phone Number | POC (Aircraft/Small Arms/Vehicle)

#3 | *Official Title / Rank | *First Name | *Last Name
*Email | *Phone Number | POC (Aircraft/Small Arms/Vehicle)

#4 | *Official Title / Rank | *First Name | *Last Name
*Email | *Phone Number | POC (Aircraft/Small Arms/Vehicle)

#5 | *Official Title / Rank | *First Name | *Last Name
*Email | *Phone Number | POC (Aircraft/Small Arms/Vehicle)

#6 | *Official Title / Rank | *First Name | *Last Name
*Email | *Phone Number | POC (Aircraft/Small Arms/Vehicle)

#7 | *Official Title / Rank | *First Name | *Last Name
*Email | *Phone Number | POC (Aircraft/Small Arms/Vehicle)

SECTION 2:

RESERVED FOR LAW ENFORCEMENT AGENCY USE ONLY

Law Enforcement Agency/Activity - The LESO Program defines this as a Governmental agency/activity whose primary function is the enforcement of applicable Federal, State and Local laws and whose compensated Law Enforcement officers have the powers of arrest and apprehension.

*☑ I certify that my agency meets the definition of a "Law Enforcement Agency/Activity" as described above. I certify that all information contained in this application is valid and accurate. I understand that I must provide my State Coordinator an application to update my agency participant information if the following information changes: a) Chief Law Enforcement Official (CLEO) changes, b) Agency physical address changes, c) RTD Screener additions/deletions, d) that my agency is abiding by the current version of the LESO approved State Plan of Operation (SPO) and any SPO Addendum(s) and e) that my agency has a signed copy of the SPO and any SPO Addendum(s) on file.

*(Check only one):

☑ I am signing this document as the CLEO of this law enforcement agency.

☐ In my official position or as Acting/Interim, I am authorized to sign documents on behalf of the CLEO for this agency. If checked, please provide appropriate documentation (i.e., current department policy, agency memorandum or other suitable documentation that provides such signature authority to the individual holding that official position).

By signing this application, I certify that my Agency will comply with U.S. Code 2576a for all controlled property, which states; With the authorization of the relevant local governing body or authority, that my agency has adopted publically available protocols for the appropriate use of controlled property, the supervision of such use, and the evaluation of the effectiveness of such use, including auditing and accountability policies; and that it provides annual training to relevant personnel on the maintenance, sustainment, and appropriate use of controlled property. I certify under penalty of perjury that the foregoing is true and correct. Making a false statement may result in judicial actions or prosecution under 18 USC § 1001.

Chief of Police	Rachel	Tolber
*TITLE	*PRINTED FIRST NAME:	*PRINTED LAST NAME:
rtolber@redlandspolice.org		
*EMAIL	*SIGNATURE	*DATE

SECTION 3:

RESERVED FOR STATE COORDINATORS OFFICE USE ONLY

By signing this application, I certify that as the State Coordinator/State Point of Contact, I have determined that: a) the agency meets the definition of a "Law Enforcement Agency/Activity" as described in Section 2, b) that all information contained in this application is valid and accurate, c) that the LEA is abiding by the current version of the LESO approved State Plan of Operation (SPO) and any SPO Addendum(s)and d) that the LEA has a signed copy of the SPO and any SPO Addendum(s) on file.

*PRINTED NAME FIRST & LAST	*SIGNATURE	*DATE

SECTION 4:

RESERVED FOR LESO USE ONLY

NOTICE FOR DLA DISPOSITION SERVICES PERSONNEL: Regulatory guidance outlining Screener Identification and Authorization must be accomplished in accordance with DOD 4160.21-M, Volume 3, Enclosure 5, Section 3 (k). In accordance with the aforementioned reference, the LESO Program authorizes the individuals identified in Section 1 of this form to screen excess property at your facilities as authorized participants in the LESO Program. This authorized screener letter supersedes all previously issued screener letters for this Law Enforcement Agency/Activity and is valid only on or after the date signed by authorized LESO signatory. Only two individuals authorized to screen per visit; however, additional personnel may assist receiving material previously screened and approved for transfer.

*This agency is authorized to screen items via the LESO Program under authorized Agency DODAAC:

LESO Notes:

*Screener letter is valid one year from this date. Note: After one year from the LESO signatory date, the screener letter is no longer valid. LEAs may request a new screener letter through their SC/SPOC.	*SIGNATURE

State Plan of Operation (SPO) between:

The State of California
and the

(State/United States Territory)

Redlands Police Department

Law Enforcement Agency (LEA)

1) PURPOSE This State Plan of Operation (SPO) is entered into between the State/United States (U.S.) Territory and Law Enforcement Agency (as identified above), to set forth the terms and conditions which will be binding on the parties with respect to Department of Defense (DoD) excess personal property conditionally transferred pursuant to 10 USC § 2576a, in order to promote the efficient, expeditious transfer of property and to ensure accountability of the same.

2) AUTHORITY The Secretary of Defense (SECDEF) is authorized by 10 USC § 2576a to transfer to Federal and State Law Enforcement Agencies (LEAs), personal property that is excess to the needs of the DoD, including small arms and ammunition, that the Secretary determines is suitable to be used by such agencies in law enforcement activities, with preferences for counter-drug/counter-terrorism, disaster-related emergency preparedness or border security activities, under such terms prescribed by the Secretary. The SECDEF has delegated program management authority to the DLA. The DLA Disp Svcs LESO administers the program in accordance with (IAW) 10 USC § 2576a, 10 USC § 280, DoDM 4160.21 and DLAI 4140.11. The DLA defines "law enforcement activities" as activities performed by governmental agencies whose primary function is the enforcement of applicable federal, State, and local laws and whose compensated law enforcement officers have powers of arrest and apprehension.

3) GENERAL TERMS AND CONDITIONS "DoD excess personal property" also known as "items", "equipment", "program property", or "property". "DLA Disposition Services Law Enforcement Support Office" also known as "1033 Program", "LESO Program", "the program", or "LESO". "State or U.S. Territory" also known as "the State", "State Coordinator (SC)", "State Point of Contact (SPOC)", or "SC/SPOC". "Law Enforcement Activities" also known as "agencies in law enforcement activities", "Law Enforcement Agency (LEA)", "program participant", or "State/LEA".

a) Property made available under this agreement is not for personal use and is for the use of authorized program participants only. All requests for property shall be based on bona fide law enforcement requirements. Authorized participants who receive property from the program will not loan, donate, or otherwise provide property to other groups or entities (i.e., public works, county garage, schools, etc.) that are not otherwise authorized to participate in the program. Property will not be obtained by program participants for the purpose of sale, lease, loan, personal use, rent, exchange, barter, transfer, or to secure a loan. To receive such property, on an annual basis the LEA shall certify that they have:

i) Obtained authorization of the relevant local governing body authority (i.e., city council, mayor, etc.).

ii) Adopted publicly available protocols for the appropriate use of controlled property, the supervision, and the evaluation of the effectiveness of such use, including auditing and accountability policies.

iii) Annual training in place and provides it to relevant personnel on the maintenance, sustainment, and appropriate use of controlled property, including respect for the rights of citizens under the Constitution of the U.S. and de-escalation of force.

b) All costs associated with the transportation, turn-in, transfer, repair, maintenance, insurance, disposal, repossession or other expenses related to property are the sole responsibility of the State/LEA. The State/LEA shall also be responsible to reimburse the U.S Government (USG) for costs incurred in retrieving and/or repossessing property impermissibly transferred by the State/LEA to unauthorized participants.

c) The State/LEA will maintain and enforce regulations designed to impose adequate security and accountability measures for controlled property to mitigate the risk of loss or theft of property. Program participants shall implement controls to ensure property made available under this agreement is used for official law enforcement use only. The State/LEA shall take appropriate administrative and/or disciplinary action against individuals that violate provisions of the Memorandum of Agreement (MOA) between the Federal Government and the State/U.S. Territory and/or this SPO, including unauthorized use of property.

d) All property transferred to the State/LEA via the program is on an as-is, where-is basis.

e) LESO reserves the right to recall property issued to a State/LEA at any time.

f) General use of definitions/terms:

i) Demilitarization (DEMIL code)-a code assigned to DoD property that indicates the degree of required physical destruction, identifies items requiring specialized capabilities or procedures, and identifies items which do not require DEMIL but may require Trade Security Controls (TSC). Program participants are not authorized to conduct physical demilitarization of property.

ii) "Controlled property"-items with a DEMIL code of B, C, D, E, F, G, and Q (with an Integrity Code of "3". Title and ownership of controlled property remains with the DoD in perpetuity and will not be relinquished to the State/LEA. When a State/LEA no longer has a legitimate law enforcement use for controlled property, they shall notify the LESO and the property will be transferred to another program participating State/LEA (via standard transfer process) or returned to DLA Disp Svcs for disposition.

iii) "Non-controlled" property"-items with a DEMIL code of A or Q (with an Integrity Code of "6"). These items are conditionally transferred to the State/LEA and will remain on State/LEA accountable inventory for one year from the ship date. However, after one year from the ship date, DLA will relinquish ownership and title for the property to the State/LEA without issuance of further documentation. During this one year period, the State/LEA remains responsible for the accountability and physical control of the property and the LESO retains the right to recall the property. Participants should return any property in this one year period that becomes excess to their needs or they otherwise determine is not serviceable.

(1) The LEA receives title and ownership of DEMIL "A" and "Q6" property as governmental entities. Title and ownership of this property does not pass from DoD to any private individual or State/LEA official in their private capacity. Such property shall be maintained and ultimately disposed of IAW provisions in State and local laws that govern public property.

(2) Sales/gifting of DEMIL"A" and "Q6" property after one year from the ship date inconsistent with State/local law may constitute grounds to deny future participation in the program.

(3) After one year from ship date, DEMIL "A" and "Q6" property may be transferred, cannibalized for usable parts, sold, donated, or scrapped.

(4) Once the property is no longer on the LEA accountable inventory, the property is no longer subject to the annual physical inventory requirements and will not be inventoried during a LESO Program Compliance Review (PCR).

g) All physical transfers of property require LESO approval. Program participants will not physically transfer property until the LESO approval process is complete. Program participants may request their SC/SPOC approval to temporarily conditionally loan property to another program participant (if mission requires). If the SC/SPOC approves the temporary conditional loan, it shall be done using an acceptable Equipment Custody Receipt (ECR). At the end of the temporary conditional loan, the item (s) shall be returned to the original LEA for accountability. All requests for conditional loans will be based on bona fide law enforcement requirements.

h) The program may authorize digital signatures on required program documentation.

i) The State/LEA is not required to maintain insurance on controlled property, aircraft or other property with special handling requirements that remain titled to DoD. However, the State/LEA will be advised that if they elect to carry insurance and the insured property is on the program inventory at the time of loss or damage, the recipient will submit a check made payable to DLA for insurance proceeds received in excess of their actual costs of acquiring and rehabilitating the property prior to its loss, damage, or destruction.

4) STATE PLAN OF OPERATION The State shall:

a) Assist in training LEAs with enrollment, property requests, transfers, turn-ins, and disposal procedures.

b) Adhere to the requirements outlined in the MOA between the Federal Government and the State/U.S. Territory and ensure MOA amendments or modifications are incorporated into this SPO and program participants are notified and acknowledge responsibility to comply with changes.

c) Submit a SPO to LESO that shall address procedures for determining LEA eligibility, allocation, equitable distribution of property, accountability, inventory, training, and education, State-level internal PCRs, export control requirements, procedures for turn-in, transfer, and disposal and other responsibilities concerning property.

d) Enter into written agreement with each LEA, via the LESO-approved SPO, to ensure program participants acknowledge the terms, conditions, and limitations applicable to property. This SPO must be signed by the current Chief Law Enforcement Official (CLEO) (or designee) and the current SC/SPOC.

e) Provide program participants the following information:

i) The LESO Program State POCs:

State Coordinator (SC): Jodi Lopez, 916-845-8307, jodi.lopez@caloes.ca.gov

State Point of Contact (SPOC): Janice Barnes, 916-845-8699, janice.barnes@caloes.ca.gov

State Point of Contact (SPOC): Jenny Beutler, 916-845-8708, jenny.beutler@caloes.ca.gov

State Point of Contact (SPOC): Jacqlynn Fields, 916-845-8668, jacqlynn.fields@caloes.ca.gov

State Point of Contact (SPOC): Katie Massaglia, 916-845-8732, katie.massaglia@caloes.ca.gov

ii) SC/SPOC Facility Information:

Physical Mailing Address: 3650 Schriever Avenue, Mather, CA 95655

Hours of Operation: 0700-1600

iii) Funding to administer the LESO Program at the State-level is provided via: State of California

5) PROPERTY ACCOUNTING SYSTEM The State will maintain access to Federal Excess Property Management Information System (FEPMIS) (or current property accounting system), to ensure LEAs maintain property books, to include, but not limited to, transfers, turn-ins, and disposal requests from an LEA or to generate these requests at the State-level and forward all approvals to the LESO for action. The State will:

a) Conduct quarterly reconciliations of State property records.

b) Ensure at least one person per LEA maintains access to the property accounting system. Users may be "active" or "inactive" in the system, so long as they are registered. Ensure registered users are employees of the State/LEA.

c) Ensure LEAs receive and account for property in the property accounting system within 30 days.

6) LESO WEBSITE The State shall access the LESO website for timely and accurate guidance, information, and links concerning the program and ensure that all relevant information is passed to the program participants.

7) ANNUAL TRAINING 10 USC § 280 provides that the SECDEF, in cooperation with the U.S. Attorney General, shall conduct an annual briefing of law enforcement personnel of each State (including law enforcement personnel of the political subdivisions of each State). Individuals who wish to attend are responsible for funding their own travel expenses. The briefing will include information on training, technical support, equipment, and facilities that are available to civilian law enforcement personnel from the DoD. The state shall provide program participants training material as discussed during the annual LESO training which includes information on property management best practices to include (but not limited to) searching for property, accounting for property on inventory, transfer and turn-in of property when it is no longer needed or serviceable.

8) ENROLLMENT The LESO shall establish and implement program eligibility criteria IAW 10 USC § 2576a, DLA Instructions and Manuals and this SPO and retains final approval/disapproval authority for application packages forwarded by the State. Non-governmental law enforcement entities such as private railroad police, private security, private academies, correctional departments, prisons, or security police at private schools/colleges are not eligible to participate. Fire departments (by definition) are not eligible to participate and should be referred to the DLA Fire Fighter program administered by USDA. Law enforcement agencies requesting program participation shall have at least one full-time law enforcement officer. Program property may only be issued to full-time/part-time law enforcement officers. Non-compensated reserve officers are not authorized to receive property. State law enforcement training facilities/ academies may be authorized to participate in the program given their primary function is the training of bona fide State/local law enforcement officers. Law enforcement training facilities/academies will be reviewed on a case-by-case basis. The State shall:

a) Validate the authenticity of state/LEAs that are applying for program participation. Only submit to the LESO those application packages that the SC/SPOC recommends/certifies are government agencies whose primary function is the enforcement of applicable federal, State, and local laws and whose compensated officers have the powers of arrest and apprehension. If the State forwards an unauthorized participant application package, this may result in a formal suspension of the State.

b) Have sole discretion to disapprove state/LEA application packages in their State. The SC/SPOC should provide notification to the LESO when application packages are disapproved at the State-level.

c) Ensure that screeners listed in the application package are employees of the LEA. A screener may only screen property for two LEAs. Contractors may not conduct screening on behalf of a LEA.

d) Make recommendation on what constitutes a "full-time" or "part-time" law enforcement officer.

e) Ensure LEAs update their account information annually, or as needed. This may require the LEA to submit an updated application package. An updated application package shall be submitted for (but is not limited to) the following: a change in CLEO, the addition or removal of a screener, a change in the LEA physical address or contact information, etc.

f) Provide the LEA a comprehensive program overview once approved by the LESO for enrollment. The overview will be done within 90-days of a LEA being approved to participate.

9) PROPERTY ALLOCATION

a) The LESO shall:

i) Upon receipt of a SC/SPOC validated request for property through the RTD website, will review and give preference to requisitions indicating that the requested property will be used in the counter-drug, counter-terrorism, disaster-related emergency preparedness, or border security activities of the requesting LEA. Program participants that request vehicles used for disaster-related emergency preparedness, such as high-water rescue vehicles, should receive the highest preference.

ii) Require additional justification for small arms, aircraft, ammunition, and vehicles and to the greatest extent possible, ensure fair and equitable distribution of property based on current LEA inventory and justification for property.

iii) Reserve the right to determine and/or adjust allocation limits, to include the type, quantity and location of property allocated to the State/LEA. Generally, no more than one item (per part-time/full-time officer) will be allocated. Quantity exceptions may be granted by the LESO on a case-by-case basis based on the justification provided by the LEA. Currently, the following allocation limits apply:

(1) Robots: one (of each type) for every ten officers (full-time/part-time).

(2) High Mobility Multipurpose Wheeled Vehicle (HMMWV)/Up-Armored HMMWV (UAH): one vehicle for every three officers (full-time/part-time).

(3) Mine Resistant Ambush Protected (MRAP) / Armored Vehicles: two vehicles per LEA.

(4) Small arms: one (of each type) per officer (full-time/part-time).

Small Arms Acceptable Over-Allocations	
# of Officers	**# by type**
1-10	2 or less
11-25	3 or less
26-100	5 or less
101-299	8 or less
300 or more	10 or less

(a) LESO may authorize over allocations of small arms in preparation for inevitable scenarios, i.e. training, equipment downtime (damage, routine maintenance, inspections) or other law enforcement needs. The chart below is the standard for small arms acceptable over-allocations:
(b) In instances where small arm allocation amounts exceed the "acceptable over-allocation" levels, the LESO will coordinate with States to verify accuracy of the officer count. If small arm allocation is still beyond acceptable levels, LESO may authorize one of the following: 1) an exception to policy, 2) a transfer, or 3) a turn-in.

b) The State shall:

i) Assist the LEA in the use of electronic screening of property via the RTD website and shall access the RTD website a minimum of once daily (Monday-Friday) to review and process LEA requests for property. Property justifications shall be validated to ensure they meet the intent of 10 USC § 2576a as suitable for use by agencies in law enforcement activities. Prior to approving a request or transfer, review the LEAs property allocation report to prevent over allocation.

ii) Upon receipt of a valid LEA request for property, provide a recommendation to the LESO on the preference to be given to those requisitions for property that will be used in counter-drug, counter-terrorism, disaster-related emergency preparedness or border security activities of the recipient agency. Requests for vehicles used for disaster-related emergency preparedness, such as high-water rescue vehicles, should receive the highest preference. The State shall consider the fair and equitable distribution of property based on current LEA inventory and LEA justifications for property. The State shall ensure the type and quantity of property being requested by LEAs is reasonable and justifiable given the number of officers (full-time/part-time) and prior requisitions for similar items they have received (both controlled and non-controlled property). Generally, no more than one of any item per officer (full-time/part-time) will be allocated.

10) PROPERTY MANAGEMENT Certain controlled equipment shall have a documented chain of custody (i.e. an acceptable ECR), including a signature of the recipient. Controlled property requiring an ECR: small arms (including parts and accessories), aircraft, vehicles, optics, and robots. It is encouraged to utilize ECRs for all controlled property. LEAs may request cannibalization on aircraft or vehicles. Cannibalization requests shall be submitted to the State for review. Cannibalization must be approved by the LESO prior to any cannibalization actions. The cannibalized end item shall be returned to DLA Disp Svcs within the timeframes determined by the LESO.

a) Aircraft-Aircraft will not be obtained by LEAs for the purpose of sale, lease, loan, personal use, rent, exchange, barter, transfer, or to secure a loan and shall be reported to the LESO at the end of their useful life. All aircraft are considered controlled property, regardless of DEMIL code. Aircraft that are no longer needed or serviceable shall be reported to the General Services Administration (GSA) for final disposition by the LESO Program Aircraft Specialist.

b) Vehicles-Program participants that request vehicles used for disaster-related emergency preparedness, such as high-water rescue vehicles, should receive the highest preference. Vehicles will not be obtained by LEAs for the purpose of sale, lease, loan, personal use, rent, exchange, barter, transfer, or to secure a loan and vehicles that are considered controlled property will be returned to DLA Disp Svcs at the end of their useful life. DLA Disp Svcs Field Activity/Site will identify qualifying DEMIL A or Q6 vehicles and may issue (upon LEA request) a Standard Form (SF) SF-97 to the LEA upon physical transfer of the vehicle. The LEA may modify the vehicle during the one year conditional transfer period.

c) Ammunition-LESO will support the U.S. Army (USA), in allocating ammunition to program participants. Ammunition obtained via the program will be for training use only. At the time of request, the LEA will certify in writing that the ammunition will be used for training use/purposes only. The USA will issue approved transfers directly to the State/LEA. The State/LEA is responsible for funding all packing, crating, handling, and shipping costs for ammunition. The LEA will make reimbursements directly to the USA. Ammunition will not be obtained by LEAs for the purpose of sale, lease, loan, personal use, rent, exchange, barter, transfer, or to secure a loan. Ammunition obtained via the program shall not be sold. Ammunition will be treated as a consumable item and not tracked in any DLA inventory system or inspected during PCRs. LESO shall track and maintain necessary records of ammunition that has been transferred to LEAs and will post all requests, approvals, and denials on the LESO public website.

d) Small arms:

i) Small arms will not be obtained by LEAs for the purpose of sale, lease, loan, personal use, rent, exchange, barter, transfer, or to secure a loan and shall be returned to DLA Disp Svcs at the end of their useful life. Cannibalization of small arms is not authorized.

ii) Temporary modifications to small arms are authorized; permanent modifications to small arms are not authorized (i.e. drilling holes in the lower receiver of a small arm). In cases of temporary modifications, all parts are to be retained and accounted for in a secured location under the original serial number for the small arm until final disposition is determined. If the modified small arm is transferred to another LEA, all parts will accompany the small arm to the receiving LEA.

iii) Small arms will be issued utilizing an acceptable ECR which obtains certain information about the property being issued to include (but is not limited to) the signature of the law enforcement officer who is accepting responsibility for the small arm(s), the serial number of the small arm, the date in which the law enforcement officer took possession of the small arm, etc.

iv) Small arms that are not carried on an officer's person or in the officer's immediate physical vicinity will be secured using "two levels of physical security". Two levels of physical security meaning two distinct lockable barriers, each specifically designed to render a small arm inaccessible and unusable to unauthorized persons. Lockable barriers meeting this description may be either manual or electronic.

v) Program participants no longer requiring program small arm(s) shall request authorization to transfer the small arm to another participating LEA or request authorization to turn-in/return the small arm. Transfers and turn-in requests shall receive final approval from the LESO; small arms will not physically move until the LESO provides official notification that the approval process is complete. When turning-in small arms to Anniston Army Depot, the LEA shall follow LESO turn-in guidance.

vi) Local destruction (DEMIL) of small arms is not authorized.

vii) Lost, Stolen or Destroyed (LSD) small arms:

(1) Program participants with multiple instances of LSD small arms in a five-year window will be assessed by DLA Disp Svcs to determine if a systemic problem exists IAW DLAI 4140.11.

(2) DLA OIG investigations may be initiated if small arms are improperly disposed of or become LSD while in program inventory. The State/LEA may be required to reimburse DLA the fair market value of the small arms when negligence, willful misconduct, or a violation of the MOA between the Federal Government and the State/U.S. Territory and/or this SPO is confirmed at the conclusion of the Financial Liability Investigation of Property Loss (FLIPL).

(a) Reimbursement will be within 60-days of the completion of the FLIPL.

(b) Title will never transfer to the recipient regardless of the status of the small arm.

(c) Payments due to DLA Disp Svcs, based upon the findings of the FLIPL, may be paid by one of three methods: 1) credit card via pay.gov, 2) cashier/ business check, or 3) wire transfer.

(3) In instances of LSD small arm recovery, DoD retains title in perpetuity and the small arm shall be immediately relinquished/surrendered back to the program.

11) PROGRAM COMPLIANCE REVIEWS (PCR)

a) The LESO shall:

i) Conduct PCRs to ensure that the SC/SPOC, and all LEAs within a State are compliant with the terms and conditions of the program as required by 10 USC § 2576a, the MOA between the Federal Government and the State/U.S. Territory and/or this SPO and any DLA Instructions and manuals regarding the program. PCRs are conducted to ensure property accountability, program compliance, and program eligibility.

ii) Conduct PCRs for participating States every 2 years, providing training to the State/LEA as needed.

iii) Reserve the right to conduct no notice PCRs, or require an annual review, or similar inspection, on a more frequent basis for any State/LEA.

iv) Intend to physically inventory 100% of property selected for review at each LEA during a PCR. The use of ECRs in lieu of physical inspection is discouraged during PCRs. Extensive use of the ECR (without prior coordination with LESO) may result in a non-compliance finding during the PCR.

v) Intend to review as much property as possible during a PCR.

(1) The goal is to review 20% of a State's overall small arms inventory.

(2) The goal for inventory selections (at LEAs selected for review) is 15% of an LEAs general property to include non-controlled property (DEMIL code A and Q6).

vi) Select LEAs not visited during the last three regularly scheduled PCR cycles (as applicable).

vii) Recommend corrective actions (which may include suspending a State/LEA from program participation) for findings of non-compliance identified during a PCR.

(1) The LESO shall issue corrective actions (with suspense dates) to the State, which will identify what is needed to rectify the identified deficiencies within the State/LEA.

(2) If the State/LEA fails to correct identified deficiencies within the LESO suspense dates, the LESO may move to restrict, suspend, or terminate the State/LEA from program participation.

(3) States found non-compliant for a PCR will be suspended for a minimum of 60-days and will not be reinstated until the State successfully passes a LESO-conducted PCR.

viii) Ensure the State/LEA understand that property shall be transferred to a participating agency with SC/SPOC and LESO approval or returned to DLA Disp Svcs when no longer needed or serviceable.

b) <u>The State shall:</u>

i) Assist the LESO as required, prior to, during and upon completion of the PCR.

ii) Assist in the coordination of the PCR daily schedule of events and forward the schedule to LEAs that have been selected for review.

iii) Contact LEAs that have been selected for the PCR via phone, email or in person to ensure they are aware of the schedule and are prepared for the PCR.

iv) Receive inventory selections from the LESO and forward them to the selected LEAs. The State shall ensure the LEA physically gathers the selected property in a central location (to the greatest extent possible) which will allow the LESO to physically inventory the property efficiently during the PCR.

v) Coordinate the use of any ECR with the LESO prior to the PCR.

vi) Ensure LEAs understand property shall be transferred to a participating agency with SC and LESO approval or returned to DLA Disp Svcs when deemed no longer needed or serviceable.

vii) Conduct State-level (internal) PCRs of participating LEAs to ensure property accountability, program compliance and program eligibility utilizing a PCR checklist provided by the LESO, or equivalent (for uniformity purposes).

(1) Ensure a State-level (internal) PCR of at least 8% of LEAs with program inventory is completed annually (3% of which will be focused on program participants with no controlled property). Results of the State-level (internal) PCR will be kept on-file with the State. Documentation shall be provided to the LESO for each LEA that received a State-level PCR.

(2) The State-level (internal) PCR will include, at minimum:

(a) A review of the dually-signed SPO, ensuring it is uploaded to the property accounting system.

(b) A review of the LEA application package to confirm authenticity and eligibility of the LEA.

(c) An inventory of property selected for review at each LEA.

(d) A review of each selected LEA files for any of the following which may include turn-in/transfer DD Form 1348-1A, ECR, small arm documentation, FLIPL documents, exception to policy letters, approved cannibalization requests, or other pertinent documentation as required.

(3) Request that the LESO restrict, suspend or terminate an LEA based on findings during State-level internal PCR or due to non-compliance with terms of the MOA between the Federal Government and the State/U.S. Territory and/or this SPO, DLA Instruction/Manual or any statute or regulation regarding the program.

(4) Notify the LESO and initiate an investigation into any questionable activity or action involving property issued to a LEA that comes to the attention of the State and is otherwise within the authority of the Governor/State to investigate. Upon conclusion of any such investigation, take appropriate action and/or make appropriate recommendations on restriction, suspension, or termination of the State/LEA to the LESO. The SC may suspend or terminate a State/LEA participation in the program at any time for non-compliance.

12) ANNUAL PHYSICAL INVENTORY Each State/LEA is required to conduct an annual physical inventory of all property on the active property book and provide certification in the property accounting system. DEMIL "A" and "Q6" property records will not be closed during the annual physical inventory period. In the State of California, the annual physical inventory and certification in the property accounting system process starts on July 1st and must be completed by September 30th each year. Each LEA shall complete their Annual Physical Inventory no later than August 31st each year. Our office will then complete the LESO Federal requirement by certifying the State No later than September 30th.

The State shall:

a) Provide training to LEAs to properly conduct the annual physical inventory and complete the certification of property in the property accounting system.

b) Ensure an approved and current SPO is uploaded in the property accounting system for each LEA.

c) Validate the annual physical inventory certifications submitted by LEAs.

d) Adhere to annual physical inventory certification requirements as identified by the LESO. Physical inventories and certification statements will be maintained on file IAW the DLA records schedule.

e) Annually certify property is utilized and is within allocation limits IAW the MOA between the Federal Government and the State/U.S. Territory and this SPO .

f) Recommend suspension of program participants who fail to complete or submit the certified annual physical inventory.

13) REPORTING LOST, STOLEN, OR DESTROYED (LSD) PROPERTY Any property identified as LSD on a LEA current inventory, shall be reported to the State/LESO. A FLIPL (aka the DD Form 200) shall be submitted to the State/LESO for LSD property. Program participants agree to cooperate with investigations into LSD property by any federal, state, or local investigative body and, when requested, assist with recovery of LSD property.

a) LSD controlled property shall be reported to the State/LESO within 24-hours. Program participants may be required to provide their SC/SPOC additional documentation which may include (but is not limited to):
1) Comprehensive police report, 2) NCIC report/entry, and 3) Contact information for the Civilian Governing Body (CGB) over the LEA involved, to include: Title, Name, Email, and mailing address.

b) LSD property with a DEMIL code of "A" and "Q6" shall be reported to the State/LESO within 7-days.

14) RESTRICTION, SUSPENSION OR TERMINATION Program participants are required to abide by the terms and conditions of the MOA between the Federal Government and the State/U.S. Territory and this SPO in order to maintain active program participation status. If a State/LEA fails to comply with any term or condition of the MOA, SPO, DLA Instruction or Manual, federal statute or regulation, the State/LEA may be suspended, terminated, or placed on restricted status. Restriction, suspension, or termination notifications will be in writing and will identify remedial measures required for reinstatement (if applicable). *Suspension*-A specified period in which an entire State/LEA is prohibited from requesting or receiving additional property through the program. Additional requirements may be implemented, to include the State/LEA requirement to return specifically identified controlled property. Suspensions will be for a minimum of 60-days. *Termination*-The removal of a State/LEA from program participation. The terminated State/LEA shall transfer or turn-in all controlled property previously received through the program at the expense of the State/LEA involved. *Restricted Status*-A specified period in which a State/LEA is restricted from receiving an item or commodity due to isolated issues with the identified item or commodity. Restricted status may also include restricting a State/LEA from all controlled property.

a) State termination-The SC/SPOC will coordinate with LESO to identify a realistic timeframe to complete the transfer or turn-in of all property. The LESO retains final authority to determine timeframe requirements.

b) LEA termination-The SC/SPOC will coordinate with LESO to identify a realistic timeframe to complete the transfer or turn-in of all property. The LESO retains final authority to determine timeframe requirements.

c) In the event of a termination, the State/LEA will make every attempt to transfer the property of the terminated State/LEA to an authorized State/LEA, as applicable, prior to requesting a turn-in of the property to DLA Disp Svcs. In cases that require a repossession or turn-in of property, the State/LEA will bear all expenses related to the repossession, turn-in or transfer of property to DLA Disp Svcs.

d) <u>The State shall:</u>

i) Suspend LEAs for a minimum of 60-days in all situations relating to the suspected or actual abuse of property or requirements and/or repeated non-compliance related to the terms and conditions of this SPO. Suspension may lead to termination. The State shall also issue corrective action guidance to the LEA with suspense dates to rectify issues and/or discrepancies that caused the restriction, suspension, or termination. The State shall require the LEA to submit results on completed police investigations and/or reports on LSD property to include the LEA CAP. The LESO retains final discretion on reinstatement requests. Reinstatement to full participation from a restriction, suspension or termination is not automatic.

ii) Initiate corrective action to rectify suspensions or terminations of the LEA for non-compliance to the terms and conditions of the program. The State shall also make contact (until resolved) with suspended LEAs to ensure corrective actions are rectified within required timeframes provided by the LESO.

iii) Require the LEA to complete and submit results on completed police investigations or reports regarding LSD property. The State will submit all documentation to LESO upon receipt.

iv) Provide documentation to LESO when actionable items are rectified for the State/LEA.

v) Request that the LESO suspend or terminate an LEA based upon their findings during State-level internal PCR or due to non-compliance with any term of this SPO, DLA Instruction/Manual or any statute or regulation regarding the program.

vi) Notify the LESO and initiate an investigation into any questionable activity or action involving property issued to an LEA that comes to the attention of the State and is otherwise within the authority of the Governor/State to investigate. Upon conclusion of any such investigation, take appropriate action and/or make appropriate recommendations on restriction, suspension, or termination of the LEA to the LESO. The SC may revoke or terminate concurrence for LEA participation in the program at any time.

vii) Provide written request to the LESO for reinstatement of an LEA for full participation status at the conclusion of a restriction or suspension period. Written verification shall be provided that the SC/SPOC has validated the LEA CAP.

15) RECORDS MANAGEMENT The LESO, SC/SPOC, and LEAs participating in the program will maintain program records IAW the DLA records schedule. Records for property acquired through the program have retention controls based on the DEMIL code. Property records will be filed, retained, and destroyed IAW DLA records schedule. Records may include, but are not limited to: DD Form 1348-1A for transfers, turn-ins, requisitions, Bureau of Alcohol, Tobacco, Firearms and Explosives (BATFE) Forms 5 and 10.

16) TRADE SECURITY CONTROL (TSC) and COMPLIANCE WITH EXPORT CONTROL REGULATIONS Items transferred to program participants, including DEMIL A and Q (with an Integrity Code of 6) property, may be subject to export control restrictions. Program participants shall comply with U.S. export control laws and regulations if they contemplate further transfers of any property. Once title transfers, LEAs should consult with the Department of State (DoS) and Department of Commerce (DoC) export control regulators about the type of export controls that may apply to items, regardless of DEMIL code. Program participants may request a formal Commodity Classification from the DoC, Bureau of Industry and Security (BIS), or submit a general correspondence request to the DoS, Directorate of Defense Trade Controls. Information on managing exports of CCL items can be found at the U.S. DoC Bureau of Industry and Security website. Program participants shall notify all subsequent purchasers or transferees, in writing, of their responsibility to comply with U.S. export control laws and regulations.

17) NOTICES Any notices, communications, or correspondence related to this SPO shall be provided by email, the U.S. Postal Service (USPS), express service, or facsimile to the appropriate DLA office. The LESO may (from time to time) make unilateral modifications or amendments to the provisions of the MOA between the Federal Government and the State/U.S. Territory and/or this SPO. Notice of these changes will be provided to the State in writing. Unless the State takes immediate action to terminate the MOA between the Federal Government and the State/U.S. Territory and/or this SPO, such modifications or amendments will become binding. In such cases, reasonable opportunity will (insofar as practicable) be afforded the State/LEA to conform to changes affecting their operations.

18) ANTI-DISCRIMINATION By signing or accepting property, the State/LEA pledges agreement to comply with provisions of the national policies prohibiting discrimination: 1) On the basis of race, color, or national origin, in Title VI of the Civil Rights Act of 1964 (42 USC 2000d et seq.) as implemented by DoD regulations 32 CR Part 195, 2)On the basis of age, in the Age Discrimination Act of 1975 (42 USC 6101, et seq) as implemented by Department of Health and Human Services regulations in 45 CFR Part 90 and 3) On the basis of handicap, in Section 504 of the Rehabilitation Act of 1973, P.L. 93-112, as amended by the Rehabilitation Act Amendments of 1974, P.L. 93-516 (29 USC 794), as implemented by Department of Justice (DoJ) regulations in 28 CFR Part 41 and DoD regulations at 32 CFR Part 56. These elements are the minimum essential ingredients for establishment of a satisfactory business agreement between the State and the DoD.

19) INDEMNIFICATION CLAUSE The State/LEA is required to maintain adequate liability insurance to cover damages or injuries to persons or property relating to the use of property issued under the program. Self-insurance by the State/LEA is considered acceptable. The USG assumes no liability for damages or injuries to any person(s) or property arising from the use of property issued under the program. It is recognized that State and local law generally limit or preclude the State/LEA from agreeing to open ended indemnity provisions. However, to the extent permitted by State and local laws, the State/LEA shall indemnify and hold the USG harmless from any and all actions, claims, debts, demands, judgments, liabilities, cost, and attorney's fees arising out of, claimed on account of, or in any manner predicated upon loss of, or damage to property and injuries, illness or disabilities to, or death of any and all persons whatsoever, including members of the general public, or to the property of any legal or political entity including States, local and interstate bodies, in any manner caused by or contributed to by the State/LEA, its agents, servants, employees, or any person subject to its control while the property is in the possession of, used by, or subject to the control of the State/LEA, its agents, servants, or employees after the property has been removed from USG control.

20) TERMINATION This SPO may be terminated by either party, provided the other party receives a thirty (30) day notice (in writing) or as otherwise stipulated by Public Law. The undersigned SC hereby agrees to comply with all provisions set forth herein and acknowledges that any violation of the terms and conditions of this SPO may be grounds for immediate termination and possible legal consequences, to include pursuit of criminal prosecution if so warranted.

21) AGREEMENT OF PARTIES The parties below agree to enter this agreement as of the last date below:

Chief Law Enforcement Official (CLEO) (or designee):
Rachel Tolber

Title (Print): Chief of Police

Full Name (Print):
Rachel Tolber

Signature (Sign): _____

Date (MM/DD/YYYY): _____

----------For State Point of Contact----------

State Coordinator (SC) or State Point of Contact (SPOC), State of California

Full Name (Print):
_____

Signature (Sign): _____

Date (MM/DD/YYYY): _____

DEFENSE LOGISTICS AGENCY
DISPOSITION SERVICES
74 WASHINGTON AVENUE NORTH
BATTLE CREEK, MICHIGAN 49037-3092

GPL August 15, 2022

MEMORANDUM FOR LAW ENFORCEMENT SUPPORT OFFICE (LESO) PROGRAM PARTICIPATING LAW ENFORCEMENT AGENCY (LEA)

SUBJECT: Addendum to LESO Program State Plan of Operation (SPO)

This addendum amends the existing State Plan of Operation (dated February 2021) between the State and Law Enforcement Agency (LEA) and is herein referred to as the SPO Addendum. The SPO Addendum implements requirements found within Presidential Executive Order (EO) 14074 (Section 12), signed on May 25, 2022. In accordance with current SPO-Paragraph 17, notice is being provided of a unilateral change to the SPO. Unless an LEA takes immediate action to terminate the current SPO, the modifications or amendments will become binding.

1) ROLES AND RESPONSIBILITIES The State Shall:

a) Ensure each LESO Program participating Law Enforcement Agency (LEA) has signed the LESO-approved SPO Addendum no later than January 1, 2023. The SPO Addendum will be signed by the Chief Law Enforcement Official (CLEO) (or assigned designee) and the current State Coordinator (SC) (or authorized State Point of Contact [SPOC]).

b) Provide LESO with a comprehensive list of LEAs who do not sign the SPO Addendum by January 1, 2023. LESO will restrict the LEA to ensure LEA may not request or receive "controlled" property as defined within this addendum.

2) MODIFICATION TO DEFINITION OF "CONTROLLED" PROPERTY This SPO Addendum adds the below items to the "controlled" property definitions currently found in the 2021 SPO. These items are added pursuant to EO 14074 which reestablishes EO 13688. In 2017, the Law Enforcement Equipment Working Group (established by EO 13688), further added, deleted and refined the definitions of "controlled" items in their annual equipment list review. Provisions within the 2021 MOA applicable to "controlled" property apply to the items listed below (regardless of DEMIL and/or DEMIL Integrity Code). Title and ownership of the "controlled" property listed below remains with the DoD in perpetuity and will not be relinquished to the LEA (regardless of DEMIL and/or Integrity Code). The LESO retains final authority to determine what items qualify as "controlled" property. The below items listed in Section 1.2 of Law Enforcement Equipment Working Group (LEEWG) Recommendations (as modified in 2017), will be managed and issued as controlled property unless other restrictions or conditions are noted:

a) *Manned Aircraft, Fixed Wing:* Powered aircraft with a crew aboard, such as airplanes, that use a fixed wing for lift. (Note: These items were previously listed as controlled in LESO Program. Any aircraft without commercial application are prohibited).

b) *Manned Aircraft Rotary Wing:* Powered aircraft with a crew aboard, such as helicopters, that use a rotary wing for lift. (Note: These items were previously listed as controlled in LESO Program. Any aircraft without commercial application are prohibited).

c) *Unmanned Aerial Vehicles*: A remotely piloted powered aircraft without a crew onboard. (Note: These items are not currently issued in the LESO Program).

d) *Armored Vehicles, Wheeled***:** Any wheeled vehicle either purpose-built or modified to provide ballistic protection to its occupants, such as a Mine-Resistant Ambush Protected (MRAP) vehicle or an Armored Personnel Carrier (APC). These vehicles are sometimes used by law enforcement personnel involved in dangerous operating conditions, including active shooter or similar high-threat situations. These vehicles often have weapon-firing ports. (Note: These vehicles were previously considered controlled due to DEMIL code and are now prohibited unless certification requirements in Section 3 are met).

e) *Tactical Vehicles, Wheeled*: A vehicle purpose-built to operate on- and off- road in support of military operations, such as a High Mobility Multi-purpose Wheeled Vehicle (HMMWV), 2.5-ton truck, 5-ton truck, or a vehicle with a breaching or entry apparatus attached. These vehicles are sometimes used by law enforcement in rough terrain or inclement weather for search and rescue operations, as well as other law enforcement functions. This excludes commercially available vehicles not tactical in nature, such as pick-up trucks or SUVs. (Note 1: This is LEEWG modified definition from 2017. Note 2: All tactical vehicles will now be considered controlled, and title will not pass. Note 3: Armored vehicles in this category will be considered prohibited unless certification requirements in Section 3 are met).

f) *Command and Control Vehicles:* Any wheeled vehicle either purpose-built or modified to facilitate the operational control and direction of public safety units responding to an incident. Command and control vehicles provide a variety of capabilities to incident Commander, including, but not limited to, the provision for enhanced communications and other situational awareness capabilities. Command and Control Vehicles are similar to a recreational vehicle and can accommodate multiple people at multiple workstations in the command center. This category does not include SUVs and is not intended for other types of vehicles that could serve as a command-and-control center. (Note 1: This is the LEEWG modified definition from 2017. Note 2: Armored vehicles in this category will be considered prohibited unless certification requirements in Section 3 are met).

g) *Specialized Firearms and Ammunition Under .50-Caliber (excludes firearms and ammunition designed for regularly assigned duties) and less lethal launchers*: Weapons and corresponding ammunition for specialized operations or assignment. This includes launchers specifically designed and built to launch less lethal projectiles. This excludes weapons such as service issued handguns, rifles or shotguns that are issued or approved by the agency to be used by all sworn officers/deputies during the course of regularly assigned duties. (Note 1: This is the LEEWG modified definition from 2017. Note 2: The LESO Program only issues weapons under .50 caliber that are designed for regularly assigned duties).

h) *Explosives and Pyrotechnics*: Includes "flash bangs" as well as explosive breaching tools often used by special operations units. (Note: These items were previously prohibited in the LESO Program and are now specifically prohibited in EO 14074).

i) *Breaching Apparatus*: Tools designed to provide rapid entry into a building or through a secured doorway. These tools may be mechanical in nature (a battering ram connected to a vehicle or a propellant), ballistic (slugs), or explosive. This category does not include dual purpose tools such as a sledgehammer or bolt cutter. (Note: This is the LEEWG modified definition from 2017).

j) *Riot/Crowd Control Batons:* Non-expandable of greater length (more than 24 inches) than service-issued types and are intended to protect its wielder during crowd control situations by providing distance from assailants. This category includes all batons with advanced features such as tear gas discharge, electronic or "stun" capabilities. (Note: This is the LEEWG modified definition from 2017).

k) *Riot Helmets:* Helmets designed to protect the wearer's face and head from injury during melees from projectiles including rocks, bricks, liquids, etc. Riot helmets include a visor which protects the face. (Note 1: The LEEWG removed these items from the controlled list in 2017. Note 2: LESO does not issue Kevlar helmets based on DoD policy).

l) *Riot/Crowd Control Shields:* Shields intended to protect wielders from their head to their knees in crowd control situations. Most are designed for the protection of the user from projectiles including rocks, bricks, and liquids. Some afford limited ballistic protection as well. (Note: This is the LEEWG modified definition from 2017).

3) PROHIBITED ITEMS THAT MAY BE ISSUED FOR LIMITED PURPOSES EO 14074 lists the below items as "prohibited" for issue under the LESO Program; however identifies specific authorized uses for these "prohibited" items if requested, utilized and annually certified as being used only in authorized manners. When utilized in an authorized manner (as indicated in the below example descriptions), the items are categorized as "controlled" property.

a) *Long Range Acoustic Devices (LRAD) that do not have commercial application*- LRADs are capable of directing sound over great distances at extreme volume in more geographical precision than an ordinary speaker. Certain LRAD capabilities which are aimed at dispersing individuals or groups as a kinetic use-of-force shall not be used. Examples of LRAD capabilities that shall not be used include (but are not limited to) attention commanding alert tones, powerful warning tones and/or deterrent tones.

i) *Authorized uses*- LRADs may only be utilized as a public address system for commercial purposes. Any other use is not authorized.

ii) *Annual Certification Requirements*- During the LESO Program annual inventory, LEAs with LRADs must certify that the LRAD is utilized exclusively as a public address system for commercial purposes. An LEAs signature on the SPO Addendum agreeing to these new terms will serve as initial certification.

iii) LEAs that do not have a current SPO Addendum on file by January 1, 2023 or who fail to annually certify the LRAD is being used in an authorized manner must return LRAD(s) to DLA Disposition Services.

b) *Vehicles that do not have commercial application*- This includes all tracked and armored vehicles, such as a Mine-Resistant Ambush Protected (MRAP), Armored Personnel Carrier (APC), or Armored HMMWV. (Note: This category excludes vehicles with commercial application, such as pick-up trucks, non-armored HMMWVs, 2.5-ton trucks, 5-ton trucks, or SUVs. The LESO Program identifies/defines vehicles with "commercial application" as items with a DEMIL Code of "A" or DEMIL "Q" (with an Integrity Code of 6) that may be sold to the general public under DoD sales programs).

i) *Authorized uses*- EO 14074 allows limited transfer of vehicles that do not have commercial application if the LEA certifies that the vehicle will be used exclusively for disaster-related emergencies; active shooter scenarios; hostage or other search and rescue operations; or anti-terrorism preparedness, protection, prevention, response, recovery, or relief. Any other use of these vehicles is not authorized.

ii) *Annual Certification Requirements*- During the LESO Program annual inventory, LEAs with these vehicles must certify that the vehicle(s) is utilized exclusively for disaster-related emergencies; active shooter scenarios; hostage or other search and rescue operations; or anti-terrorism preparedness, protection, prevention, response, recovery, or relief. An LEAs signature on the SPO Addendum agreeing to these new terms will serve as initial certification.

iii) LEAs that do not have a current SPO Addendum on file by January 1, 2023 or who fail to annually certify that the vehicle(s) use is exclusively for disaster-related emergencies; active shooter scenarios; hostage or other search and rescue operations; or anti-terrorism preparedness, protection, prevention, response, recovery, or relief must return vehicle(s) to DLA Disposition Services.

4) ACQUIRING (OR RETAINING) CONTROLLED PROPERTY The State shall:

a) Review, verify and only submit to LESO for approval, requests for controlled property by LEAs who have current SPO and SPO Addendum on file with the state.

b) Ensure LEAs return controlled property to DLA Disposition Services if the Department of Justice (DOJ) determines or a Federal, State, Tribal, local, or territorial court enters a final judgment finding that the LEA has engaged in a pattern or practice of civil rights violations.

c) Ensure that prior to requesting/acquiring any controlled property, the LEAs:

i) Provide written or electronic notification to the local community of its intent to request controlled property. The notification must be translated into appropriate languages to inform individuals with limited English proficiency. The LESO Program would *recommend* that LEAs provide a notice of intent to request controlled property to the local community on or before January 1, 2023 and at the beginning of each fiscal year (October 1st) thereafter. This notification should include a comprehensive list of any controlled property that may be requested throughout the year. If this notice of intent does not include a specific controlled property item, such item may not be requested in the LESO Program until 30-days after an updated notice is published.

ii) Provide written or electronic notification to the city council or appropriate local Civilian Governing Body (CGB) of its intent to request controlled property and allow "reasonable opportunity to review" (normally 30-days). The LESO Program would *recommend* that LEAs provide a notice of intent to the CGB on or before January 1, 2023 and at the beginning of each fiscal year (October 1st) thereafter. This notification should include a comprehensive list of any controlled property that may be requested throughout the year. If this notice of intent does not include a specific controlled property item, such item may not be requested in the LESO Program until 30-days after an updated notice is published. Requests for controlled property must comport with all applicable approval requirements of the CGB.

(1) The above requirement includes elected Sheriff's who also shall notify their CGB or city or county government within their jurisdiction.

(2) In cases of disagreement between requesting LEAs and CGB, the Governor appointed LESO Program State Coordinator (SC) will obtain an advisory opinion from the States Attorney General's Office on whether CGBs are authorized by state law to deny the request.

iii) *Campus LEAs operating in Institutions of Higher Education (IHE)*- LEAs operating in IHEs otherwise referred to as "Campus Police" or "Campus LEAs" must also adhere to the requirements identified below:

(1) Obtain the IHE Board of Governors (or an equivalent body) *explicit approval* for the acquisition of controlled property. Such approval must be evidenced in the Campus LEAs request submitted to the LESO Program. Silence or inaction by the Campus LEAs Board of Governors does not constitute evidence of approval, and the "reasonable opportunity to review" (normally 30-days) standard does not apply to Campus LEA applications.

(2) Certify that their policies and training include specific provisions on using controlled property in a way that does not chill speech, is not disruptive to the educational environment, and does not foster a hostile climate among students.

(3) Campus LEAs who receive controlled vehicles are required to remove the militaristic appearance (i.e., painting the vehicle a different color).

5) REGIONAL SHARING AGREEMENTS LESO Program participants who are part of a regional sharing agreement must also adhere to the following requirements. LEAs shall:

a) Provide information regarding the size of the region, including the number and size of the LEA with access to the requested controlled property and the estimated population served.

b) Ensure any controlled property providing support in a regional sharing agreement is utilized in accordance with the LESO Program SPO and this SPO Addendum.

c) Ensure that only LESO Program participants within the regional sharing agreement utilize the controlled property. Agencies/activities who are not LESO Program participants may not utilize or direct the use of controlled property obtained via the LESO Program.

d) Obtain SC/SPOC approval to temporarily conditionally loan property to another LESO Program participant within the regional sharing agreement (if mission requires). If the SC/SPOC approves the temporary conditional loan, it shall be done using an acceptable Equipment Custody Receipt (ECR). At the end of the temporary conditional loan, the item (s) shall be returned to the original LEA for accountability. All requests for conditional loans will be based on bona fide law enforcement requirements.

i) The LESO Program participant with controlled property on their inventory must certify that the other LESO Program participant in the regional sharing agreement requesting the property under a conditional loan:

(1) Has adopted requisite protocols (in Section 6 below) or will adopt those protocols before their personnel use the controlled property,

(2) Have provided requisite training (in Section 7 below) or will provide that training before their personnel use the controlled property, and

(3)Will adhere to the information collection and retention requirements (in Section 8 below).

ii) The LEA conditionally loaning the controlled property will remain accountable to the LESO Program to ensure the above provisions are met.

6) POLICIES/PROCEDURES LEAs must establish policies/procedures that are consistent with the standards listed below, in order to request or maintain controlled property. LEAs must:

a) Adopt and comply with general policing standards.

i) *Community Policing*- LEA policies/procedures should reflect the concept that trust and mutual respect between police and the communities they serve are critical to public safety. Community policing fosters relationships between law enforcement and the local community which promotes public confidence in LEAs therefore increasing LEA ability to investigate crimes and keep the peace.

ii) *Constitutional Policing*- LEA policies/procedures must emphasize that all police work should be carried out in a manner consistent with the requirements of the U.S. Constitution and federal law. Policies/procedures must include First, Fourth, and Fourteenth Amendment principles in law enforcement activity, as well as compliance with Federal and State civil rights laws. LEA certified law enforcement officers receive training on the rights embodied by such Constitutional Amendments and how these amendments inform policing policies/procedures.

iii) *Community Input and Impact*- LEA policies/procedures must identify mechanisms that LEAs will use to engage the communities they serve to inform them and seek their input about LEAs actions, role in, and relationships with the community. LEAs should make particular efforts to seek the input of communities where controlled property is likely to be used so as to mitigate the effect that such use may have on public confidence in the police. This could be achieved through the LEAs regular interactions with the public through community forums, town halls, or meetings with the Chief, or community outreach divisions.

b) Adopt and comply with controlled property standards.

i) *Appropriate Use of Controlled Property*- LEA policies/procedures must define appropriate use of controlled property; officers who are authorized to use controlled property must be trained on these policies/procedures. LEAs should examine scenarios in which controlled property will likely be deployed, the decision-making processes that will determine whether controlled property is used, and the potential that both use and misuse of controlled property could create fear and distrust in the community. Policies/procedures should consider whether measures can be taken to mitigate that effect (i.e., keep armored vehicles at a staging area until needed) and any alternatives to the use of such property and tactics to minimize negative effects on the community, while preserving officer safety.

ii) *Supervision of Use*- LEA policies/procedures must specify appropriate supervision of personnel operating or utilizing controlled property. Supervision must be tailored to the type of controlled property being used and the nature of the engagement or operation during which the property will be used. Policies/procedures must describe when a supervisor of appropriate authority is required to be present and actively overseeing the property being used.

iii) *Effectiveness Evaluation*- LEA policies/procedures must articulate that the LEA will regularly monitor and evaluate the effectiveness and value of controlled property to determine whether continued deployment and use is warranted on operational, tactical, and technical grounds. LEAs should routinely review after-action reports and analyze any data on, for example, how often controlled property is used or whether controlled property is used more frequently in certain law enforcement operations or in particular locations or neighborhoods.

iv) *Auditing and Accountability*- LEA must establish policies/procedures that are designed to prevent misuse, unauthorized use and/or loss of controlled property. LEA will hold personnel accountable to agree and comply with State, local, Tribal and Federal controlled property use policies/procedures.

v) *Transparency and Notice*- LEA policies/procedures must articulate that LEA will engage the community regarding controlled property, policies/procedures governing its use, and review of "significant incidents" (as defined in Section 8), with the understanding that there are reasonable limitations on disclosures of certain information and law enforcement sensitive operations and procedures.

c) Must adopt and comply with record-keeping requirements for controlled property.

i) Upon LESO request, LEAs must provide a copy of the general policing standards and specific controlled property standards that were adopted, to include any related policies/procedures.

ii) *Record-Keeping Requirement*- LEAs must retain comprehensive training records, either in the personnel file of the officer who was trained or by the LEAs training division or equivalent entity, for a period of at least three (3) years, and must provide a copy of these records, upon LESO request.

7) TRAINING LEAs that request or have acquired controlled property via the LESO Program must establish written policies/procedures for controlled property use, and all personnel who are authorized to use the controlled property will be trained on these policies/procedures. LEAs must:

a) Provide annual training on general policing standards to personnel who may use the controlled property.

b) Provide annual training on property standards to personnel who may use the controlled property.

c) Provide controlled property operational and technical training to personnel and ensure personnel are proficient prior to using controlled property.

d) Provide scenario-based training to personnel that combines constitutional and community policing principles with controlled property specific training. LEA personnel authorizing or directing the use of controlled property should have enhanced scenario-based training to examine, deliberate, and review the circumstances in which controlled property should or should not be used.

8) DOCUMENTATION REQUIRED FOR "SIGNIFICANT INCIDENTS" LEAs must collect and retain the information (described below) when any law enforcement activity involves a "Significant Incident" which requires (or results in) the use of controlled property on the LEAs inventory. A "Significant Incident" is defined as any law enforcement operation or action that involves: 1) a violent encounter among civilians or between civilians and the police, 2) a use-of-force that causes death or serious bodily injury, 3) a demonstration or other public exercise of First Amendment rights, or 4) an event that draws, or could be reasonably expected to draw, a large number of attendees or participants, such as those where advanced planning is needed. LEAs must:

a) Collect and retain documentation for controlled property used in a "Significant Incident" for a minimum of three (3) years after the incident has occurred. The LEA must provide documentation to LESO upon request.

i) Documentation should also be made available to the community the LEA serves in accordance with applicable policies/procedures with exemptions made concerning the disclosure of any sensitive information.

b) No new report or format is required for "Significant Incident" reports so long as information is easily accessible and organized. The required information may already exist in a police report, operations plan, officer daily log, incident report, after-action report or described in a use-of-force report. If required information (annotated below) is contained in a pre-existing reports, the LEA must simply ensure that the report includes information that controlled property was used. Required information is listed below:

i) Name and quantity of controlled property used, including relevant details such as make/model/serial number of controlled property used.

ii) Description of the LEA action/operation involving the controlled property.

iii) Identification of LEA personnel who used and directed the use of the controlled property.

iv) Identify or describe civilians who were the subject or target of LEA action/operation. For large crowds or multiple persons, the LEA must provide general description of the civilians (i.e., a crowd of approximately 250 people).

v) Result of the action/operation in which controlled property was used (i.e., arrests, citations, injuries or fatalities, use-of-force, victim extraction, or property damage).

9) ANNUAL CERTIFICATIONS By signing the SPO Addendum, the LEA agrees to the below certification statements. In addition, the LEA must annually certify compliance with the below certification statements during the Annual LESO Program Inventory. LEAs must:

a) Certify they have authorization from their CGB to participate in the LESO Program.

b) Certify they have provided their CGB and local community a comprehensive list of controlled property that may be requested through the LESO Program.

i) Notification may be made electronically or in writing and must be translated into appropriate languages to inform individuals with limited English proficiency. It is recommended this notification be done on an annual basis.

ii) If controlled property is not identified in the comprehensive list provided to the CGB and local community, an updated notification to CGB and local community must be made. The CGB and local community will be afforded 30-days to review what additional items are being requested.

c) Certify the request for controlled property comports/complies with all applicable approval requirements of the CGB.

d) Certify they have adopted and comply with controlled property standards (i.e., appropriate use, supervision of use, effectiveness evaluation, auditing/accountability of use, transparency/notice of use, and record-keeping requirements.

e) Certify they have provided annual training to personnel on the maintenance, sustainment, and appropriate use of controlled property, including respect for the rights of citizens under the Constitution of the United States and de-escalation of force.

f) *(LEAs with LRADs*) Certify that the LRAD is utilized exclusively as a public address system for commercial purposes.

g) Certify that controlled property vehicle(s) are utilized exclusively for disaster-related emergencies; active shooter scenarios; hostage or other search and rescue operations; or anti-terrorism preparedness, protection, prevention, response, recovery, or relief.

h) Certify that controlled property requiring a license (or other authorization), is only utilized by personnel who hold license (or other authorization) to operate such property.

i) Certify that controlled property will be returned to DLA Disposition Services when no longer needed.

j) Certify that they are abiding by the current LESO Program SPO and SPO Addendum, and maintain a signed copy of these documents on file.

k) Certify the Application for Participation on-file with LESO Program is current and accurately reflects the number of officers in the agency when fully staffed. (Note: If Application for Participation is not accurate, LEA must provide an updated Application for Participation to State Coordinators Office).

l) Certify they are compliant with LESO Program allocation limits. (Note: Property allocation limits are based on the number of officers at an LEA when fully staffed).

m) Certify that they agree to return the controlled property if the Department of Justice (DOJ) determines or a Federal, State, Tribal, local, or territorial court enters a final judgment finding that the LEA has engaged in a pattern or practice of civil rights violations.

n) *Campus LEAs (as described in Section 4)* must also certify that their policies and training include specific provisions on using controlled property in a way that does not chill speech, is not disruptive to the educational environment, and does not foster a hostile climate among students.

o) *Program participants who are part of a regional sharing agreement (as described in Section 5)*, must also certify that the other LESO Program participant in the regional sharing agreement requesting the property under a conditional loan: 1) Have adopted requisite protocols in (as described in Section 6) or will adopt those protocols before their personnel use the controlled property, 2) Have provided requisite training (as described in Section 7) or will provide that training before their personnel use the controlled property, and 3) Will adhere to the information collection and retention requirements (as described in Section 8).

10) SAVINGS CLAUSE/INTERPRETATION Nothing in this SPO Addendum shall be construed to impair or otherwise affect the requirements under the existing SPO between the State and LEA (dated February 2021), unless expressly amended herein. To the extent there is a disagreement concerning the interpretation of this SPO Addendum or the extent this SPO Addendum affects requirements under the existing SPO, the disagreement shall be resolved at the exclusive discretion of the LESO Program.

11) AGREEMENTS OF PARTIES By signing this SPO Addendum, the State and LEA acknowledges and accepts these changes. The SPO Addendum must be signed by LEAs no later than January 1, 2023 to remain eligible for LESO Program participation. The changes contained in this SPO Addendum are acknowledged and accepted by the following:

Governor-appointed State Coordinator State of California

Title (Print): State Point of Contact (SPOC)

Name (Print): _____

Signature (Sign): _____ Date MM/DD/YYYY): _____

Law Enforcement Agency Name: _____

Chief Law Enforcement Official (CLEO) Title (Print): _____

Name (Print): _____

Signature (Sign): _____ Date MM/DD/YYYY): _____

City Council/Successor Agency Meeting **AGENDA ITEM NO. G. 6.**

DATE: 11/01/2022

TO: Honorable Mayor and City Council Members

SUBJECT: Approve the State Plan of Operations Agreement between the State of California and the City of Redlands for the use of excess Department of Defense supplies and equipment and authorize the Chief of Police to execute the agreement on behalf of the City (Police Chief Catren)

MOTION(S):

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

I move to approve the State Plan of Operations Agreement between the State of California and the City of Redlands for the use of excess Department of Defense supplies and equipment and authorize the Chief of Police to execute the agreement on behalf of the City.

RECOMMENDATION:

Staff recommends City Council approve the State Plan of Operations Agreement between the State of California and the City of Redlands.

DISCUSSION:

The U.S. Department of Defense Law Enforcement Support Office (LESO) program permits the Secretary of Defense to transfer excess Department of Defense supplies and equipment to local law enforcement agencies for use in their law enforcement duties. This property is procured at no cost to the agency except for any shipping or transportation costs. The City of Redlands received rifles, a Mine-Resistant Ambush Protected (MRAP) vehicle and night vision gear through the LESO program in prior years, saving Redlands taxpayers hundreds of thousands of dollars. All equipment was fully functional and was assigned for Department use.

The City is required to annually execute the attached agreement with the State of California as part of this program. The State Plan of Operations (SPO) Agreement is entered into between the State of California and the Chief Law Enforcement Official of the Law Enforcement Agency (LEA), to set forth the terms and conditions which will be binding on the parties with respect to excess Department of Defense (DOD) property which has been transferred pursuant to Title 10 USC 2576a. The agreement is meant to promote the efficient and expeditious transfer of property and to ensure accountability of all transferred property. This program requires an agreement between the state and recipient agency as a condition of receipt of the DOD property.

ALTERNATIVES:

Do not approve the State Plan of Operations Agreement between the State of California and the City of Redlands.

STRATEGIC PLAN:

N/A

SUBMITTED BY:
Christopher R. Catren, Chief of Police

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:
Chay Miller, Executive Assistant

Fiscal Impact

Fiscal Year:	2022-2023
Revenue Generating:	No
Appropriation Required Y/N:	No
Amount:	0
Budgeted Y/N:	No
Account No.:	246200

Discussion:

Attachments

LESO Agreement

City Council/Successor Agency Meeting **AGENDA ITEM NO. G. 8.**

DATE: 02/07/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Approve an addendum amending the existing State Plan of Operation between the State and the Redlands Police Department and authorize the Chief of Police to execute the addendum (Police Chief Catren)

MOTION(S):

I move to approve an addendum amending the existing State Plan of Operation between the State and the Redlands Police Department and authorize the Chief of Police to execute the addendum.

RECOMMENDATION:

Staff recommends City Council approve an addendum amending the existing State Plan of Operation between the State and the Redlands Police Department and authorize the Chief of Police to execute the addendum.

DISCUSSION:

This addendum amends the existing State Plan of Operation (dated February 2021) between the State and the Redlands Police Department (LEA) and is herein referred to as the SPO Addendum. The SPO Addendum implements requirements found within Presidential Executive Order (EO) 14074 (Section 12), signed on May 25, 2022. In accordance with current SPO-Paragraph 17, notice is being provided of a unilateral change to the SPO. Unless the Department takes immediate action to terminate the current SPO, the modifications or amendments will become binding.

This addendum addresses:

1. ROLES AND RESPONSIBILITIES
2. MODIFICATION TO DEFINITION OF “CONTROLLED” PROPERTY"
3. PROHIBITED ITEMS THAT MAY BE ISSUED FOR LIMITED PURPOSES

4. ACQUIRING (OR RETAINING) CONTROLLED PROPERTY
5. REGIONAL SHARING AGREEMENTS
6. POLICIES/PROCEDURES
7. TRAINING
8. DOCUMENTATION REQUIRED FOR “SIGNIFICANT INCIDENTS”
9. ANNUAL CERTIFICATIONS
10. SAVINGS CLAUSE/INTERPRETATION
11. AGREEMENTS OF PARTIES

ALTERNATIVES:

Do not approve the addendum amending the existing State Plan of Operation between the State and the Redlands Police Department.

STRATEGIC PLAN:

Not applicable

SUBMITTED BY:
Christopher R. Catren, Chief of Police

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

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

PREPARED BY:
Shayna Walker, Operations Manager

Fiscal Impact

Fiscal Year:	2022-23
Revenue Generating:	N
Appropriation Required Y/N:	N
Budgeted Y/N:	Y
Account No.:	246200
Discussion:	

At this time, the Redlands Police Department does not foresee acquiring any property from the program during this year. However, if any expenses are incurred for maintaining past property obtained or if the Redlands Police Department decides to acquire property from the program, the expenses will be paid out of Non-General Fund Asset Forfeiture Account.

Attachments

Addendum to LESO Program State Plan of Operation

City Council Meeting **G. 8.**

DATE: 12/19/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Adopt Resolution No. 8538 - Annual Report of Development Impact Fees for the Year Ended June 30, 2023, and Adoption of Findings (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. 8538.

RECOMMENDATION:

Staff recommends the City Council adopt Resolution No. 8538 approving the Annual Report of Development Impact Fees for the year ended June 30, 2023, and the findings contained therein.

DISCUSSION:

Government Code Section 66006 requires municipalities imposing impact fees to prepare an annual report that summarizes the revenues and interest income earned and the expenditures made for each category of development impact fees during a given fiscal year. This report was filed with the City Clerk's Office and available for public review on December 5, 2023. The report must provide the beginning and ending balances of the fiscal year, the amount of fees collected by the City, interest income and any other income earned, a description of how the fees were expended during the subject fiscal year, and any refunds or allocations pursuant to Government Code Section 66001(f). If fees are unexpended or uncommitted for a period of five or more years, the report must include a finding identifying the purpose of the fee and the anticipated improvements to be financed by the fee. If such findings are not made, State law requires that the City refund the unused fees being held.

At June 30, 2023, outstanding loans to be repaid from future development impact fees include: $7,690,541 to the General Fund and $16,090 to the Water Operating Fund. The grand total of these outstanding loans is $7,706,631.

ALTERNATIVES:

Not Applicable

STRATEGIC PLAN:

Not Applicable

SUBMITTED BY:
Danielle Garcia, Management Services/Finance Director

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

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

Fiscal Impact

Fiscal Year: FY 2022-23

Discussion:

None. All required findings are included in the report.

Attachments

AB 1600 Annual Report FY 2022-23
Resolution No. 8538 DIF Annual Report FY 2022-23
Public Facilities Fund (251) Summary of Cash Transactions FY 2022-23
Resolution No. 7951 Development Impact Fees Rescinding 7907

December 19, 2023
The Honorable Mayor, Members of the City Council, and Residents of Redlands
Redlands, CA 92373

Subject: Annual Report of Development Impact Fees

Dear Mayor, Members of the City Council, and Residents of Redlands,

Pursuant to the Mitigation Fee Act (the “Act”) (Government Code section 66000 et seq.), and specifically section 66006 of the Act, the following report on the receipt, use, and retention of development impact fees for the Fiscal Year 2022-2023 is hereby presented to the City Council for review and approval. Development impact fees are charged by local governments to defray all or a portion of the cost of public facilities related to new development being constructed within the City. The legal requirements for enactment of a Development Impact Fee program are set forth in Government Code §§ 66000- 66025 (the "Mitigation Fee Act"), the bulk of which was adopted as 1987’s Assembly Bill 1600 and thus commonly referred to as “AB 1600 requirements”.

In the City of Redlands, development impact fees may be collected at the time of issuance of a certificate of occupancy or date of final inspection, or earlier as permitted by Government Code section 66000 et seq., for the purpose of mitigating the impacts caused by new development on the City’s infrastructure. Fees are used to finance the acquisition, construction, and improvement of public facilities related to new development projects. A separate funding structure has been established to account for the impact of new development on each of the following types of public facilities: Open Space, Parks, Public Facilities (including police, fire, community center, library, and general government facilities), Transportation, Water, Non-Potable Water, Solid Waste, and Sewer.

Impact fees collected and spent during Fiscal Year 2022-23 were set by Resolution No. 7951 as approved by the City Council on April 2, 2019, which rescinded Resolution No. 7907. The amount of corresponding fee types, currently established by Resolution No. 7951, is attached hereto. Government Code Section 66006 requires local agencies to submit annual and five-year reports detailing the status of development impact fees, summarizing the revenues, interest income, and expenditures for each category of funds. This report was filed with the City Clerk’s Office and A. K. Smiley Public Library and was available for public review on December 5, 2023.

Respectfully submitted,

Management Services / Finance Staff
City Manager’s Office

(227) Open Space Fund – Redlands Municipal Code Chapter 3.32 establishes an Open Space and Park Development Impact Fee. Twenty-five percent (25%) of this fee is deposited into an Open Space Fund to be used solely for the purpose of acquisition, improvement, preservation, and expansion of open space areas within the City in accordance with the provisions of the recreation, open space, and conservation element of the City's General Plan. The General plan specifies the policy to preserve open space land in order to protect the visual character of the City, provide for public outdoor recreation, conserve natural resources, support groundwater recharge, and otherwise preserve open space areas. In the General Plan, specific open space areas in the Planning Area include the "Emerald Necklace" concept, San Timoteo Canyon, the Santa Ana Wash, and Live Oak Canyon. California Govt. Code 65301(a) requires general plan planning areas to include all land within a city or county's limits, and territory outside its boundaries "which in its judgment bears relation to its planning." Redlands' Planning Area encompasses 46 square miles, including all land within the Redlands city limits, the area within the City's Sphere of Influence (SOI), and an unincorporated island known as the "Donut Hole" that is located in the northwestern portion of the city. Fee amounts are set by Resolution No. 7951.

The following table shows the balances, receipts, and expenditures of the Open Space Fund for the current and last five fiscal years:

	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
Beg. Balance	428,728	505,631	1,508,088	1,622,321	1,746,567	2,156,054
Receipts	78,399	1,003,881[1]	185,482	126,661	419,086[2]	107,615
Expenditures	(1,496)	(1,424)	(71,249)	(2,416)	(9,599)	(1,782)
Ending Balance	505,631	1,508,088	1,622,321	1,746,567	2,156,054	2,261,887

[1]Includes non-DIF revenue of $785,000 deposit of land sale proceeds designated by the City Council for the acquisition of open space and received from the sale of the City's Mullin grove property.

[2]Receipts also include a GASB 31 Adjustment.

Receipts include fees of $89,098 and investment income of $18,517.

Expenditures include $1,782 in administrative charges.

Over the last ten years, monies collected in the Open Space Fund, along with grant monies, have been spent on the restoration and acquisition of open space within San Timoteo Canyon, including the San Timoteo Creek Habitat Enhancement Project, the Thompson Property, the Allen property, the Mistretta property and most recently, the Hudson property.

The current cash balance exceeds the cumulative fee collection over the past five years by $588,786, when adjusting for the $785,000 deposit of land sale proceeds as detailed above[1]. As a result, the City must make "findings" in accordance with the requirements of Government Code Section 66006.

Findings:

Fees deposited into an Open Space Fund are to be used solely for the purpose of acquisition, improvement, preservation, and expansion of open space areas within the City in accordance with the provisions of the recreation, open space, and conservation element of the City's General Plan. Because development impact fee revenue fluctuates and is difficult to forecast, there is no estimate for anticipated funding sources or amounts to complete the projects listed below. Monies collected into the Open Space Fund, including the existing excess cash, are expected to be used in accordance with the General Plan for the following projects over the next 5 years:

1. **Open Space/Citrus Acquisition –** the City is committed to retaining and improving the maximum feasible amount of open space property for recreational opportunities, conservation, agricultural uses, and resource protection. In terms of agricultural open space, one of the City's goals is to increase the City's acreage of citrus groves to an approximate target of 200 acres. As of FY 2023, the city owns 184 acres.
2. **Emerald Necklace –** the Emerald Necklace is a conceptual framework for a series of green open spaces and park areas surrounding the city approximately 45 miles in length, joined together with a special scenic road and trail system. The City has identified gaps in the Emerald Necklace and is working collaboratively to prioritize land acquisition or other resource preservation strategies in those areas. Several sites and properties have been purchased under this framework. Additionally, as suitable properties become available for acquisition, the City will evaluate opportunities to purchase the same.
3. **Scenic Routes and Trails –** The City has several project priorities: develop a linear parkway/recreational corridor centered along San Timoteo Creek and extending throughout the canyon, coordinate with San Bernardino County and the Santa Ana River Conservancy on implementing the objectives of the Santa Ana River Trail Parkway and Open Space Plan, and to complete the Emerald Necklace system of scenic routes and trails, including the Zanja Trail, Santa Ana River Trail, San Timoteo Trail, and other trails linking parks, regional trails, and open space areas.

No refunds of fees, because of the cumulative cash balance in the Open Space fund, are required, and none have been made during Fiscal Year 2022-2023.

(250) Park Development Fund – Park development impact fees are levied for the purpose of acquiring and developing land for parks. The fees are established per the Redlands Municipal Code as noted above for Open Space. Fee amounts are set by Resolution No. 7951. Seventy-five percent (75%) of the Open Space and Parks fees are deposited into the Park Development Fund. The General Plan sets the policy on park development as one aimed towards creating and maintaining a high-quality, diversified park system that enhances Redlands' unique attributes. The General Plan prescribes the parkland standard of 5 acres per 1,000 residents.

The following table shows the balances, receipts, and expenditures of the Park Development Fund for the current and last five fiscal years:

	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
Beg. Balance	760,793	708,482	477,392	609,313	878,329	2,042,124
Receipts	326,477[(1)]	1,020,460[(2)]	454,596	382,923	1,408,479	315,063
Expenditures	(378,788)	(1,251,551)	(322,674)	(113,907)	(244,684)	(321,930)
Ending Balance	708,482	477,392	609,313	878,329	2,042,124	2,035,257

[(1)] Includes miscellaneous revenues/transfers of $101,531 that were received from Nevada Palmetto Grove sales proceeds and community donations to reimburse expenditures for the Skate Park Project design & project-related costs ($16,850 to date).

[(2)] Includes miscellaneous revenues/transfers of $635,613 that were received from Nevada Palmetto Grove sales proceeds and community donations of $38,723 to fund the construction of the Skate Park.

Impact fee revenue in this category consists of $294,300 in fees and $20,763 in investment income.

Disbursements during Fiscal Year 2022-23 totaled $321,930, including a payment of $64,839 in principle, $37,386 in interest, and $3,658 in fiscal agent fees associated with the State I-Bank loan for the Sports Park. In addition to this loan repayment for the Sports Park, this fund also made a payment of $207,768 for the unexpired portion of the term of the City's field use agreement with American Youth Soccer Organization (AYSO).

The City and AYSO entered into a Field Use and Youth Soccer Program Agreement for the Redlands Sports Park ("Agreement") on March 4, 2008. The Agreement provided AYSO sole access to certain City soccer fields throughout the term of the Agreement. In exchange, among other things, AYSO was required to pay to the City a lump sum payment of $500,000, equivalent to $20,000 per year for each year under the 25-year Agreement ("Payment"). The Agreement indicates that these funds were applied toward reimbursing the City for the City's costs in connection with construction of the fields at the City's Sports Park, including construction of Sports Park restroom facilities. The Agreement requires the City to reimburse AYSO on a pro-rata basis, with interest, for the portion of the $500,000 representing the unexpired portion of the term of the Agreement, should the City terminate the Agreement early. On December 6, 2022, after providing notice of termination of the Agreement to AYSO, the City authorized reimbursement of $207,768 to AYSO ("Termination Fee").

This termination fee was designed specifically to reimburse AYSO for its contribution of monies for park facilities that could have been funded with proceeds from the Park Development Impact Fee fund. Pursuant to Sections 3.32.010 and 3.32.050 of the Municipal Code, the Fee may be spent on "costs incurred by the city for acquiring, developing, improving and expanding…parks, playgrounds and recreational facilities…" and to "reimburse the city for expenditures previously made…" Other disbursements included payment of a construction retention of $2,393 for prior year projects involving pickleball court improvements and $5,886 in administrative charges.

No refunds of fees, because of the cumulative cash balance in the Park Development fund, are required, and none have been made during Fiscal Year 2022-2023.

(251) Public Facilities Development Fund - Public Facilities Development Fees have been established per Redlands Municipal Code Chapter 3.60 with the purpose and intent of implementing the Redlands General Plan to ensure that public facilities and related improvements which satisfy City standards are sufficient and keep pace with needs that arise as new development occurs within the City. Fee amounts are set by Resolution No. 7951. Fees are collected from applicants for development projects to construct, improve, and maintain public facilities as identified in the City's Development Impact Fee Justification Study, dated January 9, 2017.

Police Facilities

The purpose of this fee is to provide a revenue source that will provide funds to acquire vehicles, equipment, and facilities that will mitigate the impacts of new residential and non-residential development on the City's Police resources. A complete listing of proposed facilities is contained within the City's Development Impact Fee Justification Study, dated January 9, 2017.

The following table shows the balances, receipts, and expenditures of the Police Facilities Fee for the current and last five fiscal years:

	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
Beg. Balance	422,566	428,533	440,922	464,906	471,706	493,582
Receipts	6,088	12,641	24,474	6,939	22,322	6,090
Expenditures	(122)	(253)	(489)	(139)	(446)	(122)
Ending Balance	428,532	440,922	464,906	471,706	493,582	499,550

Receipts consist of $6,090 in fees. Disbursements include $122 in administrative charges.

The current cash balance exceeds the cumulative fee collection over the past five years by $427,086. As a result, the City must make a "finding" in accordance with the requirements of Government Code Section 66006.

Findings:

Fees deposited into the Public Facilities Fund – Police Facilities category are to be used solely for costs related to police facilities, vehicles, and equipment. The largest cost, by far, will be the development of a new safety hall facility. The current buildings that house police staff are aged, not ADA-compliant, and represent barriers to effectively managing the department's resources. As a result, plans have been underway to conceptualize and fund a new Safety Hall. In spring 2022, the City acquired a property at 1625 West Redlands Boulevard to retrofit into a new safety hall facility. The total project to convert this building into a new police facility is estimated to cost somewhere between $40 and 60 million dollars, including construction, commissioning, and furnishing. Impact fees will be used to help fund the retrofit project once it commences and their expenditure will reflect a portion of new development's share in the cost of the new facility. The City anticipates drawing down the balance of

cash in this fee category in total once capital expenditures start on this project. A timeline for project construction/completion will be established sometime in early 2024.

No refunds are required, and none have been made during Fiscal Year 2022-2023.

Fire Facilities

The purpose of this fee is to establish a revenue source that will provide funds to construct various Fire facilities and acquire equipment and vehicles that will mitigate the impacts of new residential and non-residential development on the City's Fire facilities. A complete listing of proposed facilities is contained within the City's Development Impact Fee Justification Study, dated January 9, 2017.

The following table shows the balances, receipts, and expenditures, including loan activity, of the Fire Facilities Fee for the current and last five fiscal years:

	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
Beg. Balance	13,700	69,271	315,622	399,928	463,557	862,051
Receipts	75,378	251,379	196,707	140,752	427,545	113,486
Expenditures	(19,807)	(5,028)	(112,401)	(77,123)	(29,051)	(2,270)
Ending Balance	69,271	315,622	399,928	463,557	862,051	973,267

Receipts consist of $113,486 in fees.

Disbursements include $2,270 in administrative charges.

No refunds are required, and none have been made during Fiscal Year 2022-2023.

Library Facilities

The library facility impact fees were established to provide a revenue source that will generate funds to acquire various library collection items and remodel/refurbish existing facilities that will mitigate the impacts of new residential development on the City's Library facilities. Planned uses from the proceeds of these fees include the expansion of library collection items as well as the remodeling and refurbishment of existing facilities. Collection items include, but are not limited to, books, periodicals, newspapers, DVDs, e-books, etc.

Previously, impact fees collected for Library Facilities were also used to make contributions towards the annual debt service of the 2003 Lease Revenue Refunding Certificates of Participation (COP). The 2003 COPs refunded prior COPs that were used to finance major improvements to the Library's facilities. The past fees collected were earmarked to pay debt service on these bonds, which matured in Fiscal Year 2017-2018 and are now designated to repay outstanding loans from the General Fund, as well as loans that were provided by the Storm Drain Construction, and Water funds. Those loans were

incurred during those fiscal years when library impact fee revenues were insufficient to meet the debt service requirements.

The following table shows the balances, receipts, and expenditures, including loan activity, of the Library Facilities Fee for the current and last five fiscal years:

	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
Beg. Balance	-	-	-	-	-	-
Receipts	108,011	26,890	42,926	33,427	133,379	25,616
Expenditures	(108,011)	(26,890)	(42,926)	-33,427	(133,379	(25,616)
Ending Balance	-	-	-	-	-	-

Receipts consist of $25,616 in fees.

Disbursements include $229 in interest expense on its share of inter-fund loans noted above that were provided during Fiscal Year 2010-2011, $512 in administrative charges, and $24,875 repaid on outstanding loans from the Storm Drain and Water Funds.

As of June 30, 2023, outstanding loans total $3,727,937, with $3,711,847 owed to the General Fund, and $16,090 owed to the Water Fund. During fiscal year 2021-22, the outstanding loan from the Storm Drain Construction Fund in the amount of $58,078 was fully repaid by the Library Facilities category of Fund 251. As noted, these loans occurred when impact fee revenues were insufficient to cover the Library Facilities category 34% share of debt service on the 2003 Lease Revenue Refunding COPs. Historically, no specific term or interest rate has been established for loans owed to the General Fund, however, when the City Council approved loans from the Storm Drain Construction Fund and Water Funds, they did so with the caveat that as sufficient impact fees become available, the non-General Fund loans would be repaid first, with interest set at the Local Agency Investment Fund (LAIF) annual interest rate. For fiscal year 2022-2023, the interest rate was 2.33%. Because development impact fee revenue fluctuates and is difficult to forecast, there is no estimate for the date on which the remaining outstanding balances of the interfund loans will be repaid.

No refunds of fees are required, and none have been made during Fiscal Year 2022-2023.

General Government Facilities

Impact fees for General Government Facilities were first established with the completion of the impact fee study performed in Fiscal Year 2006-2007 and implemented in August 2007, and the most recent fee justification study is the City's Development Impact Fee Justification Study dated January 9, 2017. The purpose of this fee is to establish a revenue source that will provide funds to purchase and install additional IT hardware and construct a government center/safety hall building and public parking facility that will mitigate the impacts of new residential and non-residential development on the City's general government facilities.

The following table shows the balances, receipts, and expenditures, including loan activity, of the General Government Facilities Fee for the current and last five fiscal years:

	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
Beg. Balance	-	-	535	-	-	-
Receipts	197,046	299,241	233,858	159,044	511,327	138,580
Expenditures	(197,046)	(299,241)	(234,392)	(159,044)	(511,327)	(138,580)
Ending Balance	-	-	-	-	-	-

Receipts consist of $138,580 in fees.

Disbursements include $138,809 in interest expense on its share of inter-fund loans provided during Fiscal Year 2010-2011 and $2,772 in administrative charges. This year, impact fee revenue was not sufficient to cover the interest accrued in this fee category was not sufficient to cover the interest expense. Therefore, an additional amount of $42,206 will be added to the loan payable, representing unpaid interest expenses accrued during the year. For fiscal year 2022-2023, the interest rate was 2.33%.

As of June 30, 2023, the remaining outstanding loan totals $3,978,694 and is owed to the General Fund. Previous loans in place from the Open Space Fund (227) and Park Development Fund (250) have been repaid in full. As noted, these loans occurred when impact fee revenues were insufficient to cover the General Government Facilities category 60% share of debt service on the 2003 Lease Revenue Refunding COPs. When the City Council approved loans from the Open Space and Park Development Funds, they did so with the caveat that as sufficient impact fees become available, the non-General Fund loans would be repaid first, with interest set at the annual Local Agency Investment Fund rate. Although no specific term or interest rate has historically been established for General Fund loans, in Fiscal Year 2010-2011 when non-General fund loans were made and interest approved on these loans at the Local Agency Investment Fund rate, interest was also applied in the same manner to the General Fund loan made in that year. Since that time, $232,033 in interest has been added to the General Fund loan principal balance, including an additional $178,015 that has been added for fiscal year 2022-2023. For fiscal year 2022-2023, the Local Agency Investment Fund interest rate was 2.33%. Because development impact fee revenue fluctuates and is difficult to forecast, there is no estimate for the date on which this loan from the General Fund will be repaid.

No refunds of fees are required, and none have been made during Fiscal Year 2022-2023.

Community Center Facilities

Community Center Facilities impact fees were established in Fiscal Year 2014-2015 and are collected using a replacement cost per capita for the City's existing community centers as the basis for the fees. The fees charged to future residential development are set at a level needed to maintain the existing level of service as the City grows. The purpose of these fee is to collect the proportion of new

development's share in the cost of adding community center space while maintaining the current ratio of community center asset value to population. The most recent fee justification study is the City's Development Impact Fee Justification Study, dated January 9, 2017, which contains details of proposed community center facilities.

The following table shows the balances, receipts, and expenditures of the Community Center Facilities Fee for the current and last five fiscal years:

	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
Beg. Balance	67,644	68,208	68,208	68,208	68,208	68,208
Receipts	576	-	-	0	-	-
Expenditures	(12)	-	-	0	-	-
Ending Balance	68,208	68,208	68,208	68,208	68,208	68,208

There were no receipts or disbursements made from this category in fiscal year 2022-2023.

The current cash balance exceeds the cumulative fee collection over the past five years by $67,632. As a result, the City must make a "finding" in accordance with the requirements of Government Code Section 66006.

Findings:

Fees deposited into the Public Facilities Fund – Community Center Facilities category are to be used solely for the purpose of costs related to adding community center space to maintain the current ratio of community center asset value to population.

The largest cost, by far, will involve the construction of a new community center. The cost estimate developed in 2016 to complete the construction of a new community center was $7,488,046 according to the most recent fee justification study - the City's Development Impact Fee Justification Study, dated January 9, 2017. Timelines for completing this project are difficult to estimate due mainly to the significant costs and the unpredictability of the timing of adequate impact fee revenue.

No refunds are required, and none have been made during Fiscal Year 2022-2023.

At June 30, 2023, the Public Facilities Fund has Advances Payable (Interfund Loans) to Other Funds for loans received as follows:

Advance Payable To:	
General Fund	$ 7,690,541
Open Space Fund	-
Park and Open Space Fund	-
Storm Drain Construction Fund	-
Water Operating Fund	16,090
Total	$ 7,706,631

As noted above, fees collected for Police, Fire, Library, and General Government Facilities have been collected and used to make contributions towards the annual debt service of the 2003 Lease Revenue Refunding Certificates of Participation (COP), which matured during Fiscal Year 2017-2018. The 2003 COPs refunded prior COPs that were used to finance Fire Station #3 (6% of total debt service), as well as Library Facilities (34% of total debt service) and the City Yard (60% of total debt service). In years when the revenue from these fee categories was insufficient to meet debt service obligations, the Public Facilities Fund was loaned amounts from the General Fund, Open Space, Park Development, Storm Drain Construction, and Water Funds. For fiscal year 2022-2023, the interest rate was 2.33%. Because development impact fee revenue fluctuates and is difficult to forecast, there is no estimate for the date on which each loan will be repaid.

Transportation Fees

During Fiscal Year 2022-2023, Resolution No. 7951 prescribed the methodologies and amounts of Transportation fees. Impact fees in this category are intended to fund transportation improvements, including the following components: interchange improvements, railroad crossing improvements, improvements to regional arterials, and improvements to local streets. The first three components are intended to satisfy the requirement, pursuant to Measure I (2010-2041) and the San Bernardino County Transportation Authority (SBCTA) Congestion Management Plan, that the City assess new development for its fair share of the cost of those improvements. The local street component is based on data provided by the City that represents the full cost of local street improvement projects needed entirely to serve future development. Allocations are established based on a weighted average for each improvement type based on cost. The City's Development Impact Fee Study, dated January 9, 2017, estimated transportation improvement costs in each component category and allocated them according to the tables below.

Resolution No. 7701, DIF Study Jan. 2017		
Fund 252 -	Regional Arterial	43%
Fund 252 -	RR Crossings	1%
Fund 252 -	Local Streets	19%
Fund 253 -	Signals	4%
Fund 254 -	Interchanges	36%

These development impact fees are utilized in conjunction with revenue generated under the Measure "I" half-cent sales tax to fund regional transportation projects. These fees establish a revenue source that will provide funds to construct various transportation projects that will mitigate the impacts of new development on the City's circulation system. The uses to which the fees are to be put include the funding of new roadways within the City limits.

(252) Arterial Street Construction Fund – This fund includes development fees, as discussed above, for both the regional (SBCTA) and local transportation development fees which, in concert with the Regional Measure "I" sales tax revenue, when needed, are used to construct transportation improvements. Both development impact fees and Measure "I" funds are required to construct the transportation improvement projects. A complete listing of proposed facilities is contained within the City's Development Impact Fee Justification Study, dated January 9, 2017.

The following table shows the balances, receipts, and expenditures of the Arterial Street Construction Fund for the current and last five fiscal years:

	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
Beg. Balance	3,015,544	3,141,989	3,721,696	3,954,816	3,928,436	4,444,102
Receipts	133,137	592,243	597,315	398,827	528,723	343,623
Expenditures	(6,692)	(12,536)	(364,193)	(425,207)	(13,058)	(148,469)
Ending Balance	3,141,989	3,721,696	3,954,816	3,928,436	4,444,102	4,639,255

Impact fee revenue in this category consists of $304,832 in fees and $38,791 in investment income.

Disbursements consist of $14,344 for project management, procurement support, and construction support for the California Street and Redlands Boulevard Widening Project. Another $128,028 was also spent on preliminary & final engineering, drawings and environmental technical studies for the same project. Lastly, the fund was charged $6,097 in administrative charges.

The current cash balance exceeds the cumulative fee collection over the past five years by $2,524,517. As a result, the City must make "findings" in accordance with the requirements of Government Code Section 66006.

Findings:

Monies collected into the Arterial Street Construction Fund, including the existing excess cash, are based on a detailed breakdown of citywide transportation projects needed to mitigate the impacts of new development through the year 2035. These projects have been approved by the City Council for construction under this program, as a part of Resolution No. 7951 and the Development Impact Fee Study dated January 9, 2017. The project list includes improvements to regional and local arterials with a total estimated cost allocated to new development of $17,801,728.

A complete listing of proposed facilities is contained within the City's Development Impact Fee Justification Study, dated January 9, 2017.

Below is a partial listing from that study.

- Alabama Street from the northerly City limit to Palmetto Avenue
  - Estimated Cost - $10,653,000
  - New Development Fair Share – 23.1%

- Orange Street from Lugonia Avenue to Interstate 10 freeway
    - Estimated Cost - $2,960,000
    - New Development Fair Share – 23.1%
- San Bernardino Avenue from Church Street to Wabash Avenue
    - Estimated Cost - $2,744,000
    - New Development Fair Share – 23.1%
- Ford Street from 5th Avenue to Interstate 10 freeway
    - Estimated Cost - $2,058,000
    - New Development Fair Share – 23.1%

Because development impact fee revenue fluctuates and is difficult to forecast, there is no estimate for the date on which the project will be completed. At this time, no other sources of revenue are projected.

No refunds of fees are required, and none have been made during Fiscal Year 2022-2023.

(253) Traffic Signals Fund – This fund includes seven percent of the transportation development impact fees collected and is for the purpose of constructing traffic signals and signal improvements.

The following table shows the balances, receipts, and expenditures of the Traffic Signals Fund for the current and last five fiscal years:

	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
Beg. Balance	1,210,815	1,223,302	1,283,765	1,382,585	1,444,989	1,449,748
Receipts	16,708	72,366	99,412	62,910	40,123	33,351
Expenditures	(4,221)	(11,903)	(591)	(507)	(35,363)	(279,963)
Ending Balance	1,223,302	1,283,765	1,382,585	1,444,989	1,449,748	1,203,136

Impact fee revenue in this category consists of $18,788 in fees and $14,563 in investment income.

Disbursements consist of $375.76 in administrative charges, $37,792 for engineering and design services for the Cypress Avenue and Cajon Street traffic signal construction project, and $241,796 for the construction in progress related to the University Street and Brockton Avenue traffic signal installation.

The current cash balance exceeds the cumulative fee collection over the past five years by $1,028,041. As a result, the City must make “findings” in accordance with the requirements of Government Code Section 66006.

Findings:

Monies collected into the Traffic Signals Fund, including the existing excess cash, are based on a detailed breakdown of citywide transportation projects needed to mitigate the impacts of new development through the year 2035. These projects have been approved by the City Council for construction under this program, as a part of Resolution No. 7701 and the Development Impact Fee Study dated January 9, 2017. A complete listing of proposed facilities is contained within the City's Development Impact Fee Justification Study, dated January 9, 2017.

Below is a partial listing from that study.

- Texas Street and Pioneer Avenue
  - Estimated Cost - $350,000
  - New Development Fair Share – 32.32%
- University Street and Brockton Avenue
  - Estimated Cost - $300,000
  - New Development Fair Share – 32.32%
- Intelligent Traffic Management System
  - Estimated Cost - $5,400,000
  - New Development Fair Share – 23.1%
- Automated Fire/Police Emergency Vehicle Preemption System
  - Estimated Cost - $150,000
  - New Development Fair Share – 32.32%

Because development impact fee revenue fluctuates and is difficult to forecast, there is no estimate for the date on which the project will be completed. At this time, no other sources of revenue are projected.

No refunds of fees are required, and none have been made during Fiscal Year 2022-2023.

(254) Freeway Interchange Fund – As discussed above, thirty-six percent of the transportation fees collected are to meet the City's responsibility for the construction of major freeway interchange improvements on I-10 and one freeway interchange on the I-210 freeway. These projects are funded through the collection of multi-jurisdictional development fees and the collection of regional Measure "I" revenue, under the 2010-2040 Measure "I" voter-approved half-cent sales tax transportation program.

The I-10/University Street Interchange project has been completed as of the close of calendar year 2022. The San Bernardino County Transportation Authority (SBCTA) and the City, in coordination with Caltrans District 8, completed widening on the I-10 westbound on-ramp and I-10 eastbound off-ramp at University Street, as well as restriping on University Street from Citrus Avenue to Central Avenue.

The project is intended to reduce congestion, improve safety, and improve traffic operations along University Street between Citrus Avenue and Central Avenue. The project includes new traffic signals at the I-10 eastbound off-ramp at University Street and the I-10 westbound on-ramp at University Street and street improvements within the project limits including drainage improvements, pavement construction, and landscaping replacement.

In addition to the University I-10 Interchange project, on February 16, 2016, the City entered into a memorandum of understanding (MOU) to commence the alternative Interstate 10 – Alabama Street Interchange project. The project is designed to improve Interstate 10 at the Alabama Street Interchange between Orange Tree Lane and Industrial Park Avenue, with on and off-ramp widening, the addition of turning lanes, new pavement, and striping. As part of the MOU, funding responsibilities for the development of the estimated $10.96 million Project were delineated for the parties involved. Per SBCTA's 10-Year Delivery Plan and SBCTA's Development Mitigation Nexus Study, the City, SBCTA, and County of San Bernardino have funding responsibilities for the Project. Specifically, SBCTA has 49.5% of the Public Share of funding responsibilities (~$5.26m) for the Project, and the City and County share the remaining 50.5% (~$5.70m) Development Share, with City responsible for 34.9% ~ ($1.99m) and County 65.1% (~$3.71m). In November 2016, City Council approved a Development Mitigation Cooperative Agreement with the County in order to memorialize the financial responsibilities between the City and County for their shared Development Share responsibilities.

In mid to late 2019, SBCTA approached City and County about cost increases identified during the design of the Project. The total project cost has risen from the original estimate of $10.96 million to a new estimate of $15.15 million, a rise of $4.19 million. With this new estimate, City costs for the Project have risen from $1,990,065 million to $2,506,921, an increase of ~$516,856. SBCTA has completed the construction of the project, which began in January 2022 and finished in December 2022.

The following table shows the balances, receipts, and expenditures of the Freeway Interchange Fund for the current and last five fiscal years:

	2017-2018	**2018-2019**	**2019-2020**	**2020-2021**	**2021-2022**	**2022-2023**
Beg. Balance	2,855,127	2,766,083	2,941,748	3,815,420	3,046,266	1,618,566
Receipts	156,368	559,907	1,293,437	243,103	479,165	2,948,193
Expenditures	(245,412)	(384,243)	(419,765)	(1,012,257)	(1,906,865)	(2,511,366)
Ending Balance	2,766,083	2,941,748	3,815,420	3,046,266	1,618,566	2,055,393

Impact fee revenue in this category consists of $181,987 in fees, reimbursement from the County of San Bernardino of $2,697,068 for a share of the portion of construction costs related to the I-10 Alabama Street Project, and $69,138 in investment income.

Disbursements consist of $3,640 in administrative charges. Expenses also included $34,894 that was disbursed in connection with the City's cooperative cost-sharing agreement for project management

services associated with the I-10 Alabama Street Project. Capital expenditures were also made from this account in the amount of $2,472,832 for the I-10 Alabama Street Freeway Project.

During Fiscal Year 2021-2022, the current cash balance exceeds the cumulative fee collection over the past five years by $769,218. As a result, the City must make "findings" in accordance with the requirements of Government Code Section 66006.

Findings:

Monies collected into the Freeway Interchanges Fund, including the existing excess cash, are based on a detailed breakdown of citywide transportation projects needed to mitigate the impacts of new development through the year 2035. These projects have been approved by the City Council for construction under this program, as a part of Resolution No. 7951 and the Development Impact Fee Study dated January 9, 2017. The project list includes local signal projects with a total estimated cost allocated to new development of $14,668,387. A complete listing of proposed facilities is contained within the City's Development Impact Fee Justification Study, dated January 9, 2017.

Below is a partial listing from that study.

- I-10 at Mountain View:
  - Estimated Cost - $53,214,296
  - New Development Fair Share – $784,485 (3.9%)
- I-10 at California
  - Estimated Cost - $46,562,380
  - New Development Fair Share – $3,249,495 (14.6%)
- I-10 at Wabash
  - Estimated Cost - $41,822,810
  - New Development Fair Share – $1,871,571 (12.5%)
- I-10 at Live Oak
  - Estimated Cost - $19,478,974
  - New Development Fair Share – $72,072 (1%)
- I-10 at 5th Street
  - Estimated Cost - $8,364,562
  - New Development Fair Share – $51,643 (1.4%)

Because development impact fee revenue fluctuates and is difficult to forecast, there is no estimate for the date on which the project will be completed. At this time, no other sources of revenue are projected.

No refunds of fees are required, and none have been made during Fiscal Year 2022-2023.

(405) Storm Drain Fund – New development generates additional stormwater runoff by increasing the amount of land that is not penetrable to precipitation. Consequently, new development generates the need for, and benefits from, expanded storm drain facilities. Storm Drain Development Fees have been established per Redlands Municipal Code Chapter 3.56. This chapter establishes the methods of financing the construction of the required storm drain facilities. Fees are established by Resolution No. 7951.

The following table shows the balances, receipts, and expenditures of the Storm Drain Fund for the current and last five fiscal years:

	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
Beg. Balance	1,832,744	1,832,238	1,985,305	1,975,112	2,118,971	2,405,945
Receipts	112,404	206,098	227,799	151,397	299,402	206,750
Expenditures	(112,910)	(53,032)	(237,992)	(7,538)	(12,428)	(67,373)
Ending Balance	1,832,238	1,985,305	1,975,112	2,118,971	2,405,945	2,545,321

Impact fee revenue in this category consists of $189,041 in fees and $17,709 in investment income.

Disbursements consist of $9,316 in administrative costs and $54,457 in professional engineering services to prepare a focused storm drainage study and corresponding drainage solutions for the vicinity of Garden Street and Westwood Lane. Additionally, the fund was charged $3,600 in fees related to improvements at the Colton Avenue & Redlands Boulevard intersection.

During Fiscal Year 2022-2023, the current cash balance exceeds the cumulative fee collection over the past five years by $1,726,670. As a result, the City must make "findings" in accordance with the requirements of Government Code Section 66006.

Findings:

New development generates additional stormwater runoff by increasing the amount of land that is not penetrable to precipitation. Consequently, new development generates the need for, and benefits from, expanded storm drain facilities. Fees are to be used on the costs associated with the construction of regional and local facilities, based on the amount of estimated costs allocable to new development and new service population.

In 2014, the City adopted a Drainage Master Plan. The outlines scope and priority of various projects. Timelines for completing these projects are difficult to estimate due mainly to each project's significant costs and the unpredictability of the timing of adequate impact fee revenue.

The project list includes local and regional projects in terms of the City's share, with a total estimated cost allocated to new development of $10,724,400.

1. **Reservoir Canyon –** The Reservoir Canyon Channel is the second largest watershed area tributary to downtown. The total costs to fund new and upgrade existing storm drain facilities that would mitigate the flooding potential specific to this watershed have been estimated at $16,510,000; new Development Fair Share – 27%.
2. **Downtown Watershed** – The Downtown watershed consists of the local drainage systems in the downtown area. The total costs to fund new and upgrade existing storm drain facilities that would mitigate the flooding potential specific to this watershed have been estimated at $10,210,000; new Development Fair Share – 27%.
3. **Redlands Opal Basin** – This project addresses the Mission Zanja watershed (the largest watershed tributary) and consists of the construction of a retention basin and is one of two major facilities needed to protect the City during a 100-year storm event. When completed, the facility will retain up to 825 acre-feet of water. Additional funds to complete the $15 million project will come from the Storm Drain Fund and other sources as they become available; new Development Fair Share – 27%.

Because development impact fee revenue fluctuates and is difficult to forecast, there is no estimate for the date on which the project will be completed. At this time, no other sources of revenue are projected.

No refunds of fees are required, and none have been made during Fiscal Year 2022-2023.

(508) Water Source Acquisition Fund - The Water Source Acquisition Fund is established per Redlands Municipal Code Chapter 13.40.020 to implement the Redlands General Plan and finance the acquisition of approved water stock and water rights to assist the City in maintaining an adequate supply of water to meet the needs of development requiring water service from the City. Water Source Acquisition charges are established per Section 13.40.040 of the Redlands Municipal Code. Fee amounts are set by Resolution No. 7951.

The following table shows the balances, receipts, and expenditures of the Water Source Acquisition Fund for the current and last five fiscal years:

	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
Beg. Balance	112,116	258,120	753,768	898,102	943,636	1,444,054
Receipts	146,004	495,649	144,333	45,534	500,418	44,181
Expenditures	-	-	-	-	-	-
Ending Balance	258,120	753,768	898,102	943,363	1,444,054	1,488,235

Receipts include $31,178 in fees and $13,003 in investment income.

There were no disbursements for fiscal year 2022-2023.

During Fiscal Year 2022-2023, the current cash balance exceeds the cumulative fee collection over the past five years by $233,371. As a result, the City must make "findings" in accordance with the requirements of Government Code Section 66006.

Findings:

The Water Source Acquisition Fund is intended to provide funds for the purchase of approved water stocks and rights, as set forth in the Redlands Municipal Code. As the City expands its housing stock and non-residential development, it is critical that the City plan on acquiring supplies sufficient, not just to serve development needs, but also to meet its annual groundwater recharge/replenishment requirements, which are affected by new development.

Most recently, this fund was used to repay the Water Fund (501) for an intra-fund loan. The intra-fund loan from the Water Fund (501) was for the purpose of purchasing 2,000 shares of Bear Valley Mutual Water Company Stock for $300,000, which was originally authorized as part of an agreement approved by the City Council on March 1, 2011. The cost to purchase water stock in Fund 508 is allocated in proportion to the benefit for new and existing users.

To date, the City's 2022 Water Systems Master Plan has identified that, as service areas and demands grow, the City may need an additional five to six (5-6) million gallons daily of supply capacity to meet the peak hour demand in 2045. Plans to develop a strategy for water rights purchase is in development and the City anticipates adopting a plan of action during fiscal year 2025. To this end, the following sources for water rights and stocks have been identified.

- West Redlands Water Company
- Redlands Water Company
- Crafton Water Company
- Redlands Heights Water Company
- Lugonia Water Company
- South Mountain Water Company
- Bear Valley Mutual Water Company

No refunds of fees are required, and none have been made during Fiscal Year 2022-2023.

(509) Water Capital Improvement Fund – The Water Capital Improvement Fund is established per Redlands Municipal Code Chapter 3.48 to implement the Redlands General Plan and finance the construction of water capital facilities and improvements to provide new capacity required to serve new development requiring water service from the city. This chapter establishes the methods of collecting fees for financing the construction of the water facilities. Fee amounts are set by Resolution No. 7951.

The following table shows the balances, receipts, and expenditures of the Water Capital Improvement Fund for the current and last five fiscal years:

	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
Beg. Balance	51,246	-	-	-	-	-
Receipts	654,396	2,191,906	1,132,991	772,122	1,624,228	574,653
Expenditures	(705,643)	(2,191,906)	(1,132,991)	(772,122)	(1,624,228)	(574,693)
Ending Balance	-	-	-	-	-	-

Receipts include $574,653 in fees.

Disbursements include a payment to the Water Fund (501) in the amount of $574,653. This represents a 55% share of that fund's debt service, with the Water Operating Fund picking up the other 45% share of debt service. Projects financed through this debt service include the Agriculture Drainage Water Management Loan Program, used to finance the Texas Street Wellhead Treatment Project, and the Clean Water State Revolving Fund loan agreement that financed the construction of the Hinckley water treatment plant upgrade.

No refunds of fees are required, and none have been made during Fiscal Year 2022-2023.

(519) Solid Waste Capital Improvement Fund - The Solid Waste Capital Improvement Fund is established per the Redlands Municipal Code Chapter 3.70 to implement the Redlands General Plan and finance the cost of solid waste capital facilities and equipment to provide added capacity required to serve new development requiring solid waste service from the city. Included are landfill, material recovery and transfer station facilities, solid waste collection equipment, transfer equipment, and other capital facilities equipment. Fee amounts are set by Resolution No. 7951.

The following table shows the balances, receipts, and expenditures of the Solid Waste Capital Improvement Fund for the current and last five fiscal years:

	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
Beg. Balance	4,152,887	4,259,811	4,556,559	4,452,524	5,157,797	4,352,597
Receipts	106,924	446,896	453,305	163,410	284,311	339,309
Expenditures	-	(150,148)	(557,340)	(15,477)	(1,089,511)	-
Ending Balance	4,259,811	4,556,559	4,452,524	4,600,457	4,352,597	4,691,907

Receipts include $266,670 in fees and $72,639 in investment income.

There were no disbursements for fiscal year 2022-2023.

The current cash balance exceeds the cumulative fee collection over the past five years by $3,400,640. As a result, the City must make "findings" in accordance with the requirements of Government Code Section 66006.

Findings:

Monies collected into the Solid Waste Capital Improvements Fund, including the existing excess cash, are expected to be used for the developer-paid portion of major capital improvements. The project list includes capital improvement projects as well as capital equipment replacement, with a total estimated cost allocated to new development of approximately $2,060,000.

1. **Phase V landfill expansion** (FY 2025) –costs estimated at approximately $6 million. New Development Fair Share – 20% ($1,200,000).
2. **Expansion of the landfill gas recovery & flare systems** (FY 2025-2028) – these projects are necessary to provide extraction and collection on landfill expansion areas as well as capital improvement to the existing systems in order to maintain regulatory compliance with State and Federal requirements. Estimated costs depend on the scope of the project and are estimated at $1,500,000 to $2,000,000 for construction and engineering. New Development Fair Share – 20% per project ($300,000 - $400,000).
3. **Landfill operation heavy equipment** (ongoing) the projected expense for capital replacement of landfill equipment ranges from $1.5 to 2.3 million dollars and covers off-road vehicles such as Loaders, Scrapers and Compactors as well as on-road vehicles such as Fuel Trucks and Water Trucks. New Development Fair Share – 20% per project ($300,000 - $460,000).

The estimated time for completion of these projects and purchases is FY 2025 - 2028 for the landfill operation heavy equipment and the landfill gas recovery & flare systems. The completion of the Phase V landfill expansion is dependent on the rate at which the current phase is filled, but estimates indicate it may start as early as FY 2024, but it is more likely that the project will be started in FY 2025 and completed in FY 2026.

No refunds of fees are required, and none have been made during Fiscal Year 2022-2023.

(529) Sewer Capital Improvement Fund - The Sewer Capital Improvement Fund is established per Redlands Municipal Code Chapter 3.44 to implement the Redlands General Plan and finance the construction of wastewater capital facilities to provide added capacity required to serve new development requiring sewer service from the City. Included are wastewater treatment plant facilities, sewer trunk lines sized larger than the eight-inch local collection mains and appurtenances used to serve property frontage, and other capital facilities and appurtenances. Fee amounts are set by Resolution No. 7951.

The following table shows the balances, receipts, and expenditures of the Sewer Capital Improvement Fund for the current and last five fiscal years:

	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
Beg. Balance	2,633,256	2,846,876	5,041,145	6,115,482	-	1,594,334
Receipts	508,336	2,395,041	1,275,108	845,212	1,650,192	568,884
Expenditures	(294,716)	(200,771)	(200,771)	(6,960,694)	(55,858)	(333,475)
Ending Balance	2,846,876	5,041,145	6,115,482	-	1,594,334	1,829,742

Receipts include $566,205 in fees and $2,679 in investment income.

Disbursements include a payment to the Wastewater Debt Service Fund (521) in the amount of $200,771. This represents a 55% share of that fund's debt service, with the Water Operating Fund picking up the other 45% share of debt service. This debt financed the construction of advanced wastewater treatment facilities at the City's existing Wastewater Treatment Plant. The note carries an annual interest rate of 2.5 percent. The note matures in November 2025. Additionally, a disbursement of $132,704 was made in project cost-sharing to install a large sewer trunk line parallel to Alabama Street between Pioneer Avenue and Palmetto Avenue. This project expands the capacity of the current trunk line from 24 to 36 inches, which will be needed as the property through which the line runs is currently under development.

No refunds of fees are required, and none have been made during Fiscal Year 2022-2023.

(532) Nonpotable Capital Improvement Fund - The Nonpotable Capital Improvement Fund is established per the Redlands Municipal Code Chapter 3.53 to implement the Redlands General Plan and finance the construction of nonpotable capital facilities to provide added capacity required to serve new development requiring nonpotable water service from the City. Included are mains and appurtenances used to serve property frontage, and other capital facilities and appurtenances. Fee amounts are set by Resolution No. 7951.

The following table shows the balances, receipts, and expenditures of the Nonpotable Capital Improvement Fund for the current and last five fiscal years:

	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
Beg. Balance	1,117,268	1,150,025	1,254,427	1,331,477	1,536,923	1,514,107
Receipts	32,757	104,402	77,050	205,446	30,445	128,615
Expenditures	-	-	-	-	(53,262)	(343,992)
Ending Balance	1,150,025	1,254,427	1,331,477	1,536,923	1,514,107	1,298,730

Receipts include $104,920 in fees and $23,695 in investment income.

Disbursements include $343,992 expended on the design and preparation of plans and specifications for two recycled water reservoirs to be constructed at the City's Wastewater Treatment Plant. The intent is to engineer two 1.5-million-gallon recycled water reservoirs at the Plant to store water for more beneficial use. The estimated timeline for completion for both reservoirs is the end of calendar year 2024.

For continuity, it is worth noting that with the conversion of the City's financial accounting system, this fund was renumbered from Fund 539 Nonpotable Capital Improvement Fund to Fund 532 Nonpotable Capital Improvement Fund.

The current cash balance exceeds the cumulative fee collection over the past five years by $892,261. As a result, the City must make "findings" in accordance with the requirements of Government Code Section 66006.

Findings:

Monies collected into the Nonpotable Capital Improvements Fund, including the existing excess cash, are expected to be used for several projects that will enhance and expand the nonpotable water distribution system pressure zones. Specifically, major projects under evaluation include:

1. Construction of a nonpotable reservoir, booster station and pipeline needed to operate Pressure Zones 1350 and 1570. These two pressure zones are the City's two lowest and, as such, are particularly sensitive to increases in demand from new growth and development. Cost estimates for the project total $4.8 million.

Because development impact fee revenue fluctuates and is difficult to forecast, there is no estimate for the date on which the project will be completed. At this time, no other sources of revenue are projected.

No refunds of fees are required, and none have been made during Fiscal Year 2022-2023.

RESOLUTION NO. 8538

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS APPROVING THE CITY'S ANNUAL DEVELOPMENT IMPACT FEE REPORT AND MAKING CERTAIN FINDINGS WITH RESPECT THERETO

WHEREAS, Government Code Section 66006 requires local agencies that impose development impact fees upon development projects to deposit such fees in separate capital facilities accounts to avoid commingling of such fees with other revenues and funds of the local agency, and to expend those fees only for the purposes collected; and

WHEREAS, for each separate capital facility account or fund established, the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the fiscal year:

A. A brief description of the fee;
B. The amount of the fee;
C. The beginning and ending fund balance of the account;
D. The amount of the fees collected and the interest earned;
E. The identification of the improvements on which the fees were expended, including the percentage of the cost of the public improvements funded with fees;
F. The identification of the commencement construction date for incomplete improvements for which sufficient funds have been collected;
G. A description of each interfund transfer or loan, and the date of such loan, the repayment date, and the interest rate;
H. The amount of refunds of fees, if any made pursuant to Government Code Section 66001; and

WHEREAS, Government Code Section 66001 requires local agencies, for the fifth fiscal year following the first deposit of fees into an account or fund, and every five years thereafter, to make certain findings with respect to that portion of the account or fund remaining unexpended, whether committed or uncommitted; and

WHEREAS, the annual report reflecting the balance in each capital improvement fee account, the fee, interest, income, and the amount of expenditure upon public improvements, and the amount of refunds made for the fiscal year, if any, has been available for public review as required by law;

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

Section1. The City Council hereby approves the Annual Report of Development Impact Fees for the year ended June 30, 2023.

Section 2. The City Council finds and determines that with respect to development impact fees remaining unexpended or uncommitted in their respective accounts, for five (5) or more years after deposit of the fee, as follows:

A. New development in the City will continue to generate additional demands on public facilities throughout the City, and will contribute to the impact upon existing public facilities.

B. There is reasonable relationship between the fees' uses and the types of development for which the fees are charged, as these reasonable relationships are described in more detail in the City's Development Impact Fee studies and improvement master plans.

C. There is a reasonable relationship between the need for the public facility and the type of development project upon which the fee is imposed.

D. The fees expected to be generated by new development will not exceed the costs for construction of the public facilities identified in the City's improvement master plans and as set forth in the Developer Impact Fee study.

E. That the Annual Report identifies all sources and amounts of funding anticipated to complete financing for any incomplete improvements.

F. That the Annual Report designates the approximate dates on which fees are expected to be deposited for the financing of any incomplete improvements.

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:
NOES:
ABSENT:
ABSTAIN:

_____
Jeanne Donaldson, City Clerk

City of Redlands
Public Facilities Development Fees
Cash Transactions for Fiscal Year 2023
Prepared 11/21/2023

DESCRIPTION	Police Facilities	Fire Facilities	Library Facilities	Gen Gov't Facilities	Comm Ctr Facilities	TOTAL
Beginning Cash Balance (July 1)	$ 493,582.16	$ 865,817.83	$ 0.00	$ 0.00	$ 68,208.42	$ 1,427,608.41
Impact Fee Receipts	6,090.09	113,485.77	25,616.42	138,580.47	-	283,772.75
Misc. Receipts	-	-	-	-	-	-
Investment Income	-	-	-	-	-	-
Expenditures**	-	-	-	-	-	-
Interest on Loans	-	-	(229.00)	(178,015.00)	-	(178,244.00)
2% Admin Charge	(121.80)	(2,269.72)	(512.33)	(2,771.61)	-	(5,675.46)
Debt Service - COPs	-	-	-	-	-	-
Debt Service - Fire	-	-	-	-	-	-
Loan from (repayment to):						
- General Fund (101)	-	-	-	(135,808.86)	-	(135,808.86)
- General Fund (101) Int	-	-	-	178,015.00	-	178,015.00
- Open Space Fund (227)	-	-	-			-
- Park/Open Space Dev Fund (250)	-	-	-			-
- Storm Drain Const Fund (405)	-	-	-	-	-	-
- Storm Drain Const Fund (405) Int			-			-
- Water Fund (501)	-	-	(25,104.09)	-	-	(25,104.09)
- Water Fund (501) Int	-	-	229.00	-	-	229.00
Ending Cash Balance (June 30)	$ 499,550.45	$ 977,033.89	$ 0.00	$ 0.00	$ 68,208.42	$ 1,544,792.76
Liabilities & Equity:						
Loans Payable	(0.00)	0.00	3,727,936.95	3,978,693.69	-	7,706,630.64
Fund Balance	499,550.45	977,033.88	(3,727,936.95)	(3,978,693.69)	68,208.42	(6,161,837.88)
Total Liabilities & Equity	$ 499,550.45	$ 977,033.89	$ 0.00	$ 0.00	$ 68,208.42	$ 1,544,792.76

** = excludes accounts payable

Notes: 1. Although the Public Facilities Development Fund is accounted for as a special revenue fund, each fee must be accounted for separately (Government Code Section 66001 et seq, commonly known as "AB 1600").

2. The fees collected for Fire Facilities, Library and City Yard were previously committed toward one-half of the annual debt service requirements of the 2003 Lease Revenue Refunding Certificates of Participation which refunded the 1993 Refunding of the 1986/87 Projects Certificates of Participation. Annual debt service on this one-half portion was charged to each of the three fees based upon an allocated share of the original proceeds used for acquisition and construction activities. The General Fund was responsible for the other half of the total annual debt service requirements. The debt was fully defeased in FY 2018-19. Loan amounts from the General Fund and Water Fund remain outstanding.

3. When fees collected for these three categories of public facilities were not sufficient to cover their share of the annual debt service, the General Fund made loans to each category as necessary. These loans are governed by Resolution No. 7354, the City's interfund loan policy.

4. In FY 2010-11, for one-time only, Council authorized loans from other specific funds to cover, as necessary, the public facilities share of debt service. These loans, with interest at the annual LAIF rate, are to be repaid in proportion to the loan balances, **before** repayment to the General Fund. Actual loans required were as follows: General Fund,$300,753; Open Space, $130,000: Park/Open Space Dev, $130,000; Storm Drain, $100,000; Water, $150.000.

RESOLUTION NO. 7951

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS ESTABLISHING DEVELOPMENT IMPACT FEES FOR ACCESSORY DWELLING UNITS WITH RESPECT TO SEWER, WATER, SOLID WASTE, ACQUISITION OF WATER STOCK AND WATER RIGHTS, OPEN SPACE AND PARKS, TRANSPORTATION, AND PUBLIC FACILITIES, RESTATING SUCH DEVELOPMENT IMPACT FEES FOR ALL OTHER TYPES OF DEVELOPMENT, AND RESCINDING RESOLUTION NO. 7907

WHEREAS, Chapters 3.32, 3.44, 3.48, 3.54, 3.56, 3.60, 3.70 and 13.40 of the Redlands Municipal Code establish, respectively, Open Space and Parks, Sewer Capital Improvement, Water Capital Improvement, Transportation Improvements, Storm Drain Facilities, Public Facilities Fees, Solid Waste Improvement, and the Acquisition of Water Stock And Water Rights, to implement the City's General Plan to ensure that public facilities improvements which meet City standards are available concurrent with the need caused for such facilities by new development in the City; and

WHEREAS, it is now the desire of the City Council of the City of Redlands ("this City Council") to establish development impact fees for Accessory Dwelling Units; and

WHEREAS, on August 31, 2018, DTA, formally known as David Taussig and Associates, prepared a study in accordance with Government code section 66000 et seq. for the City recommending the amounts of development impact fees which may be imposed for Accessory Dwelling Units; and

WHEREAS, the development impact fee provisions of the Redlands Municipal Code provide that the specific amounts of fees shall be established by resolution of this City Council; and

WHEREAS, by purposes of efficiency, it is further the desire of this City Council to establish the development impact fees for Accessory Dwelling Units and restate the development impact fees for all other categories of development within this one resolution;

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

Section 1. The Open Space and Parks Fee is hereby established in the following amounts:

	Residential Development	Fee per dwelling unit
1.	Accessory Dwelling Unit (more than 700 sq. ft.)	$2,454.85
	Accessory Dwelling Unit (less than or equal to 700 sq. ft.)	$1,841.14
2.	Single Family	$3,959.94
3.	Multi-Family	$3,624.62
4.	Transit Oriented	$2,454.85

Section 2. The Library Fee is hereby established in the following amounts:

	Residential Development	Fee per dwelling unit
1.	Accessory Dwelling Unit (more than 700 sq. ft.)	$164.02

	Accessory Dwelling Unit (less than or equal to 700 sq. ft.)	$123.01
2.	Single Family	$264.58
3.	Multi-Family	$242.18
4.	Transit Oriented	$164.02

Section 3. The Storm Drain Facilities Fee is hereby established in the following amounts:

	Residential	Fee per dwelling unit
1.	Single Family	$700.00
2.	Multi-Family	$343.00
3.	Transit Oriented	$343.00

	Non-Residential	Fee per 1,000 square feet of building area
1.	Retail	$170.00
2.	Commercial	$170.00
3.	Food Service and Entertainment	$170.00
4.	Office	$170.00
5.	Warehousing – Standard	$150.00
6.	Warehousing – High Cube	$150.00
7.	Manufacturing and Assembly	$150.00
8.	Industrial/Other	$150.00
9.	Institutional and Health Care	$150.00

	Non-Residential	Fee per room (single guest room or suite)
1.	Hotel / Motel	$170.00

Section 4. The Public Facilities Fee is hereby established in the following amounts:

	Residential Development	Fee per dwelling unit
1.	Accessory Dwelling Unit (more than 700 sq. ft.)	$425.55
	Accessory Dwelling Unit (less than or equal to 700 sq. ft.)	$319.16
2.	Single Family	$686.45
3.	Multi-Family	$628.33
4.	Transit Oriented	$425.55

	Non-Residential	Fee per 1,000 square feet of building area
1.	Retail	$197.03
2.	Commercial	$83.13
3.	Food Service and Entertainment	$1,068.13
4.	Office	$852.83
5.	Warehousing – Standard	$266.06
6.	Warehousing – High Cube	$44.83

7.	Manufacturing and Assembly	$230.16
8.	Industrial/Other	$217.54
9.	Institutional and Health Care	$ 439.10

	Non-Residential	Fee per room (single guest room or suite)
1.	Hotel / Motel	$198.70

Section 5. The Fire Protection Facilities Fee is hereby established in the following amounts:

	Residential Development	Fee per dwelling unit
1.	Accessory Dwelling Unit (more than 700 sq. ft.)	$357.74
	Accessory Dwelling Unit (less than or equal to 700 sq. ft.)	$268.31
2.	Single Family	$577.08
3.	Multi-Family	$528.21
4.	Transit Oriented	$357.74

	Non-Residential	Fee per 1,000 square feet of building area
1.	Retail	$165.64
2.	Commercial	$69.89
3.	Food Service and Entertainment	$897.94
4.	Office	$716.94
5.	Warehousing – Standard	$223.67
6.	Warehousing – High Cube	$37.69
7.	Manufacturing and Assembly	$193.49
8.	Industrial/Other	$182.88
9.	Institutional and Health Care	$369.14

	Non-Residential	Fee per room (single guest room or suite)
1.	Hotel / Motel	$167.04

Section 6. The Police Facilities Fee is hereby established in the following amounts:

	Residential Development	Fee per dwelling unit
1.	Accessory Dwelling Unit (more than 700 sq. ft.)	$18.67
	Accessory Dwelling Unit (less than or equal to 700 sq. ft.)	$14.00
2.	Single Family	$30.11
3.	Multi-Family	$27.56
4.	Transit Oriented	$18.66

	Non-Residential	Fee per 1,000 square feet of building area
1.	Retail	$8.64
2.	Commercial	$3.65
3.	Food Service and Entertainment	$46.85
4.	Office	$37.40

5.	Warehousing – Standard	$11.67
6.	Warehousing – High Cube	$1.97
7.	Manufacturing and Assembly	$10.09
8.	Industrial/Other	$9.54
9.	Institutional and Health Care	$19.26

	Non-Residential	Fee per room (single guest room or suite)
1.	Hotel / Motel	$8.71

Section 7. The Transportation System Improvements Fee is hereby established in the following amounts:

	Residential Development	Fee per dwelling unit
1.	Accessory Dwelling Unit (more than 700 sq. ft.)	$937.54
	Accessory Dwelling Unit (less than or equal to 700 sq. ft.)	$703.16
2.	Single Family	$1,512.36
3.	Multi-Family	$1,048.32
4.	Transit Oriented	$1,074.63

	Non-Residential	Fee per 1,000 square feet of building area
1.	Retail	$3,438.17
2.	Commercial	$3,331.11
3.	Food Service and Entertainment	$6,977.94
4.	Office	$2,007.94
5.	Warehousing – Standard	$709.44
6.	Warehousing – High Cube	$262.62
7.	Manufacturing and Assembly	$388.46
8.	Industrial/Other	$1,271.14
9.	Institutional and Health Care	$3,009.17

	Non-Residential	Fee per room (single guest room or suite)
1.	Hotel / Motel	$1,049.11

In lieu of using the San Bernardino County Congestion Management Program manual, the transportation system improvements fee for a non-residential project may be determined, at the discretion of the Municipal Utilities and Engineering Director, by use of an approved engineering traffic study to establish a more precise number of trips generated by that specific non-residential project to determine Transportation fees at the fee rate of $334.29 per trip which is the same per trip rate used in the establishment of the specific transportation rates listed above.

Section 8. The Sewer Capital Improvement Fee is hereby established in the following amounts

	Residential	Fee per dwelling unit
1.	Accessory Dwelling Unit (more than 700 sq. ft.)	$824.65
	Accessory Dwelling Unit (less than or equal to 700 sq. ft.)	$618.49

2.	Single Family	$3,130.00
3.	Multi-Family	$2,295.00
4.	Building Permit issued prior To November 1, 1961	$366.00
5.	Senior Restricted dwelling unit	$1,774.00

	Non-Residential	Fee per 100 gallons per day estimated flow
1.	Retail/Commercial	$1,482.00

Note, the Sewer Capital Improvement Fee shall not be applicable to any accessory dwelling unit created within the existing space of a single family residence or accessory structure, including but not limited to, a studio, pool house, or other similar structure.

Section 9. The Water Capital Improvement Fee is hereby established in the following amounts

	Residential	Fee per dwelling unit
1.	Accessory Dwelling Unit (more than 700 sq. ft.)	$1,146.08
	Accessory Dwelling Unit (less than or equal to 700 sq. ft.)	$859.56
2.	Single Family (more than 1 acre)	$9,431.00
	Single Family (more than 21,000 sq. ft.)	$6,896.00
	Single Family (11,000 - 21,000 sq. ft.)	$5,623.00
	Single Family (less than 11,000 sq. ft.)	$4,350.00
3.	Multi-Family	$2,181.00
4.	Senior Restricted dwelling unit	$1,096.00

	Non-Residential	Fee per 100 cubic ft. per month estimated demand
1.	Retail/Commercial	$188.00

Note, the Water Capital Improvement Fee shall not be applicable to any accessory dwelling unit created within the existing space of a single family residence or accessory structure, including but not limited to, a studio, pool house, or other similar structure.

Section 10. The Solid Waste Capital Improvement Fee is hereby established in the following amounts

	Residential	Fee per dwelling unit
1.	Accessory Dwelling Unit (more than 700 sq. ft.)	$325.00
	Accessory Dwelling Unit (less than or equal to 700 sq. ft.)	$325.00
2.	Single Family	$650.00
3.	Multi-Family	$325.00

	Non-Residential	Fee PPD estimated waste stream
1.	Retail/Commercial	$52.00

Section 11. The Acquisition of Water Stocks and Water Rights Fee is hereby established in the following amounts

	Residential	Fee per dwelling unit
1.	Accessory Dwelling Unit (more than 700 sq. ft.)	$206.29
	Accessory Dwelling Unit (less than or equal to 700 sq. ft.)	$154.72
2.	Single Family (more than 1 acre)	$1,701.00
	Single Family (more than 21,000 sq. ft.)	$1,242.00
	Single Family (11,000 - 21,000 sq. ft.)	$1,023.00
	Single Family (less than 11,000 sq. ft.)	$783.00
3.	Multi-Family	$397.00
4.	Senior Restricted dwelling unit	$167.00

	Non-Residential	Fee per 100 cubic ft. per month estimated demand
1.	Retail/Commercial	$33.00

Note, the Water Stocks and Water Rights Fee shall not be applicable to any accessory dwelling unit created within the existing space of a single family residence or accessory structure, including but not limited to, a studio, pool house, or other similar structure.

Section 12. Notwithstanding any other section of this resolution, the development impact fees for Accessory Dwelling Units established herein shall take effect thirty (30) days after the effective date of City of Redlands Ordinance No. 2880.

Section 13. This resolution shall take effect on April 2, 2019.

ADOPTED, SIGNED AND APPROVED this 2nd day of April, 2019.

Paul W. Foster, 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 2nd day of April, 2019, by the following vote:

AYES:	Councilmembers Barich, Tejeda, Momberger, Davis; Mayor Foster
NOES:	None
ABSTAIN:	None
ABSENT:	None

Jeanne Donaldson, City Clerk

City Council Meeting **G. 9.**

DATE: 12/19/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Adopt Resolution No. 8539 designating authorized signers for investment accounts and authorizing the Mayor to execute substantially similar resolutions for opening additional investment accounts with broker/dealers and financial institutions as recommended by the City Treasurer and rescinding Resolution No. 7676 (Managment Services/Finance Director Garcia)

MOTION(S):

I move that the City Council adopt Resolution No. 8539 designating authorized signers for investment accounts and authorizing the Mayor to execute substantially similar resolutions for opening additional investment accounts with broker/dealers and financial institutions as recommended by the City Treasurer and rescinding Resolution No. 7676.

RECOMMENDATION:

Staff recommends that the City Council approve Resolution No. 8539 designating authorized signers for investment accounts and authorizing the Mayor to execute substantially similar resolutions for opening additional investment accounts with broker/dealers and financial institutions as recommended by the City Treasurer and rescinding Resolution No. 7676.

DISCUSSION:

Resolution No. 8539 rescinds Resolution No. 7676 and authorizes the following individuals as signers on all investment accounts established by the City:

Phillip Doolittle, City Treasurer
Danielle Garcia, Management Services/Finance Director
James Garland, Assistant Finance Director
Aimee Hoover, Revenue Supervisor

At the direction of the City Treasurer, the Revenue Supervisor will implement the daily administration of record keeping for the investment transactions.

It also authorizes the Mayor of the City to execute, on behalf of the City Council, forms of “resolutions” prepared and required by financial institutions for the establishment of investment accounts.

ALTERNATIVES:

The City Council may make alternative suggestions of authorized account signers for the City investment accounts.

STRATEGIC PLAN:

Not Applicable

SUBMITTED BY:
Danielle Garcia, Management Services/Finance Director

RECOMMENDED BY:
Phillip Doolittle, City Treasurer

REVIEWED BY:
Yvette Abich Garcia, City Attorney
Charles M. Duggan, Jr., City Manager

PREPARED BY:
Aimee Hoover, Revenue Supervisor

Fiscal Impact

Discussion:

There is no direct fiscal impact associated with approval of Resolution No. 8539 authorizing signers on the City's new and existing investment accounts.

Attachments

Resolution No. 8539 Investment Account Authority

Resolution No. 7676

RESOLUTION NO. 8539

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS DESIGNATING AUTHORIZED SIGNERS FOR INVESTMENT ACCOUNTS AND AUTHORIZING THE MAYOR TO EXECUTE SUBSTANTIALLY SIMILAR RESOLUTIONS FOR THE OPENING OF ADDITIONAL INVESTMENT ACCOUNTS WITH BROKER/DEALERS AND FINANCIAL INSTITUTIONS AS RECOMMENDED BY THE CITY TREASURER AND RESCINDING RESOLUTION NO. 7676

WHEREAS, from time to time City Officials and staff determine that it is in the best interest of the City to establish accounts with financial institutions for the purpose of investing City funds; and

WHEREAS, to ensure that the City's funds are invested on a timely basis in a manner that provides prudent safety and a reasonable rate of return, it is often necessary for City Officials and staff to open such accounts on an expedited basis; and

WHEREAS, it is the custom and practice of financial institutions to require that the authorized signers on investment accounts be approved by the City using forms of "resolutions" prepared by such institutions: and

WHEREAS, through the adoption of this resolution, it is the desire of the City Council of the City of Redlands to designate certain City Officials as authorized signers for such investment accounts and to authorize the Mayor, on behalf of the City Council, to execute forms of "resolutions" prepared and required by financial institutions relating to such designated authorized signers.

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

Section 1. The following City Officers shall be the authorized signers for investment accounts established by the City:

Phillip Doolittle, City Treasurer
Danielle Garcia, Management Services/Finance Director
James Garland, Assistant Finance Director
Aimee Hoover, Revenue Supervisor

Section 2. At the direction of the City Treasurer, the Revenue Supervisor will implement the daily administration of the record keeping of the investment transactions.

Section 3. That the Mayor of the City is hereby authorized to execute, on behalf of the City Council, forms of "resolutions" prepared and required by financial institutions for the establishment of investment accounts, provided the form and content of such "resolutions" have been reviewed and approved of by the City Treasurer.

Section 4. That Resolution No. 7676 is hereby rescinded.

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:
NOES:
ABSENT:
ABSTAIN:

_____
Jeanne Donaldson, City Clerk

CITY OF REDLANDS

AUTHORIZED SIGNORS

December 19, 2023

Name: Phillip Doolittle	Title: City Treasurer
Phone: (909) 798-7591 e-mail: pdoolittle@cityofredlands.org	
Name: Danielle Garcia	Title: Management Services/Finance Director
Phone: (909) 798-7507 e-mail: dgarcia@cityofredlands.org	
Name: James Garland	Title: Assistant Finance Director
Phone: (909) 335-4776 e-mail: james.garland@cityofredlands.org	
Name: Aimee Hoover	Title: Revenue Supervisor
Phone: (909) 798-7596 e-mail: ahoover@cityofredlands.org	

RESOLUTION NO. 7676

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS DESIGNATING AUTHORIZED SIGNERS FOR INVESTMENT ACCOUNTS AND AUTHORIZING THE MAYOR TO EXECUTE SUBSTANTIALLY SIMILAR RESOLUTIONS FOR THE OPENING OF ADDITIONAL INVESTMENT ACCOUNTS WITH BROKER/DEALERS AND FINANCIAL INSTITUTIONS AS RECOMMENDED BY THE CITY TREASURER AND RESCINDING RESOLUTION NO. 7246

WHEREAS, from time to time City Officials and staff determine that it is in the best interest of the City to establish accounts with financial institutions for the purpose of investing City funds; and

WHEREAS, to ensure that the City's funds are invested on a timely basis in a manner that provides prudent safety and a reasonable rate of return, it is often necessary for City Officials and staff to open such accounts on an expedited basis; and

WHEREAS, it is the custom and practice of financial institutions to require that the authorized signers on investment accounts be approved by the City using forms of "resolutions" prepared by such institutions: and

WHEREAS, through the adoption of this resolution, it is the desire of the City Council of the City of Redlands to designate certain City Officials as authorized signers for such investment accounts and to authorize the Mayor, on behalf of the City Council, to execute forms of "resolutions" prepared and required by financial institutions relating to such designated authorized signers.

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

Section 1. The following City Officers shall be the authorized signers for investment accounts established by the City:

Robert Dawes, City Treasurer
Jeanne Donaldson, City Clerk

Section 2. At the direction of the City Treasurer, the Revenue Manager will implement the daily administration of the record keeping of the investment transactions.

Section 3. That the Mayor of the City is hereby authorized to execute, on behalf of the City Council, forms of "resolutions" prepared and required by financial institutions for the establishment of investment accounts, provided the form and content of such "resolutions" have been reviewed and approved of by the City Treasurer.

Section 4. That Resolution No. 7246 is hereby rescinded.

ADOPTED, SIGNED AND APPROVED this 20th day of December, 2016.

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 20th day of December, 2016 by the following vote:

AYES:	Councilmembers Harrison, Gilbreath, Barich, Tejeda; Mayor Foster
NOES:	None
ABSTAIN:	None
ABSENT:	None

Jeanne Donaldson, City Clerk

CITY OF REDLANDS

AUTHORIZED SIGNORS

December 20, 2016

Name: Robert Dawes	Title: Robert Dawes City Treasurer
Phone: (909) 798-7591 e-mail: rdawes@cityofredlands.org	
Name: Jeanne Donaldson	Title: Jeanne Donaldson City Clerk
Phone: (909) 798-7531 e-mail: jdonaldson@cityofredlands.org	

City Council Meeting **G. 10.**

DATE: 12/19/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Receive and file the Annual Reports for Community Facility District (CFD) No. 2001-1 and Community Facility District (CFD) No. 2003-1 pursuant to Local Agency Special Tax and Bond Accountability Act (SB 165) (Management Services/Finance Director Garcia)

MOTION(S):

I move to receive and file the annual reports for CFD 2001-1 and CFD 2003-1 pursuant to the Local Agency Special Tax and Bond Accountability Act (SB 165).

RECOMMENDATION:

Not applicable.

DISCUSSION:

Government Code Section 53411 requires that on or after January 1, 2001, any local bond measure that is subject to voter approval that would provide for the sale of bonds by a local agency, provide accountability measures that include the issuance of an annual report from the chief fiscal officer to the governing body of the local agency. This report should include a description of the purpose of the bond, the amount of funds collected and expended, and the status of the authorized project. The reports cover the period from July 1, 2022, through June 30, 2023.

ALTERNATIVES:

Not applicable.

STRATEGIC PLAN:

Not applicable.

SUBMITTED BY:
Danielle Garcia, Management Services/Finance Director

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

REVIEWED BY:
Janice McConnell, Assistant City Manager

Fiscal Impact

Fiscal Year: 2023

Discussion:

There is no fiscal impact associated with the motion to receive and file this report.

Attachments

SB165 2001-1 Annual Report 2023

SB165 2003-1 Annual Report 2023

CITY OF REDLANDS
COMMUNITY FACILITIES DISTRICT NO. 2001-1
(NORTHWEST DEVELOPMENT PROJECT)
SPECIAL TAX BONDS, SERIES 2001

ANNUAL REPORT

The purpose of this report is to comply with the provisions of the Local Agency Special Tax and Bond Accountability Act (the "Act"). The Act provides that any local special tax measure that is subject to voter approval on or after January 1, 2001, that would provide for the imposition of a special tax by a local agency shall require the chief fiscal officer of the levying local agency to file a report with its governing body no later than January 1, 2002, and at least once a year thereafter. The annual report shall contain both of the following:

- The amount of funds collected and expended.
- The status of any project required or authorized to be funded as identified in subdivision (a) of Section 50075.1 and Article 1.5, Section 53410.

The City of Redlands issued $9,255,000 in Community Facilities District No. 2001-1 Special Tax Bonds in September 2001. The bonds were issued to finance the acquisition and construction of certain public facilities including streets, storm drain, traffic signals, potable water facilities, non-potable water facilities and sewer facilities required for the development of the property in the district.

Separate accounts have been established with a third party trustee to administer the receipt and subsequent disbursement of the bond proceeds as the City accepts completed improvements. A summary sheet showing the receipt of funds as well as all subsequent disbursements made during the reporting period (from July 1, 2022 to June 30, 2023) is attached as a part of this report. All of the facilities to be funded by CFD No. 2001-1 bond proceeds have been completed.

CITY OF REDLANDS CFD NO. 2001-1
NORTHWEST DEVELOPMENT PROJECT
SB165 FUND SUMMARY

Fund	Beginning Balance as of 7/1/22	Funds Received (7/1/22 through 6/30/23)	Funds Expended (7/1/22 through 6/30/23)	Ending Balance as of 6/30/23
Administrative Expense Fund	$54,983	$23,003	($15,982)	$62,004
Bond Fund	$19	$720,825	($720,788)	$56
Costs of Issuance Fund	$0	$0	$0	$0
Escrow Fund	$0	$0	$0	$0
Improvement Fund	$0	$0	$0	$0
Rebate Fund	$0	$0	$0	$0
Redemption Fund	$0	$0	$0	$0
Reserve Fund	$741,432	$37	($37)	$741,432
Special Tax Fund	$662,072	$761,466	($743,788)	$679,751
Grand Total	$1,458,506	$1,505,331	($1,480,594)	$1,483,243

CITY OF REDLANDS
COMMUNITY FACILITIES DISTRICT NO. 2003-1
(REDLANDS BUSINESS CENTER)
SPECIAL TAX BONDS, SERIES 2004

ANNUAL REPORT

The purpose of this report is to comply with the provisions of the Local Agency Special Tax and Bond Accountability Act (the "Act"). The Act provides that any local special tax measure that is subject to voter approval on or after January 1, 2001, that would provide for the imposition of a special tax by a local agency shall require the chief fiscal officer of the levying local agency to file a report with its governing body no later than January 1, 2002, and at least once a year thereafter. The annual report shall contain both of the following:

- The amount of funds collected and expended.
- The status of any project required or authorized to be funded as identified in subdivision (a) of Section 50075.1 and Article 1.5, Section 53410.

The City of Redlands issued $9,545,000 in Community Facilities District No. 2003-1 Special Tax Bonds in March 2004. The bonds were issued to finance the acquisition and construction of certain street improvements, sewers, storm drains, water distribution facilities, and other public improvements to be owned and operated by the City of benefit to the property in the district.

Separate accounts have been established with a third party trustee to administer the receipt and subsequent disbursement of the bond proceeds as the City accepts completed improvements. A summary sheet showing the receipt of funds as well as all subsequent disbursements made during the reporting period (from July 1, 2022 to June 30, 2023) is attached as a part of this report. All of the facilities to be funded by CFD No. 2003-1 bond proceeds have been completed.

CITY OF REDLANDS CFD NO. 2003-1
REDLANDS BUSINESS CENTER
SB165 FUND SUMMARY

Fund	Beginning Balance as of 7/1/22	Funds Received (7/1/22 through 6/30/23)	Funds Expended (7/1/22 through 6/30/23)	Ending Balance as of 6/30/23
Administrative Expense Fund	$62,627	$17,916	($15,331)	$65,213
Bond Fund	$1,002	$764,506	($764,460)	$1,048
Costs of Issuance Fund	$0	$0	$0	$0
Escrow Fund	$0	$0	$0	$0
Improvement Fund	$0	$0	$0	$0
Reserve Fund	$915,421	$46	($46)	$915,421
Special Tax Fund	$581,816	$835,718	($782,373)	$635,160
Grand Total	$1,560,865	$1,618,185	($1,562,209)	$1,616,841

City Council Meeting **G. 11.**

DATE: 12/19/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Approve the First Amendment to the Professional Services Agreement with CASC Engineering and Consulting, Inc. for the California Street and Redlands Boulevard Intersection Widening Project to extend the time for completion to August 31, 2024, and determine that this amendment is exempt from environmental review pursuant to Section 15061(b)(3) of the State's guidelines implementing the California Environmental Quality Act (Municipal Utilities and Engineering Director Harris)

MOTION(S):

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

1. I move that City Council determine that approval of the First Amendment to the Professional Services Agreement with CASC Engineering and Consulting, Inc. for the California Street and Redlands Boulevard Intersection Widening Project is exempt from environmental review pursuant to Section 15061(b)(3) of the State's guidelines implementing the California Environmental Quality Act; and

2. I move that City Council approve the First Amendment to the Professional Services Agreement with CASC Engineering and Consulting, Inc. for the California Street and Redlands Boulevard Intersection Widening Project, to extend the time for completion to August 31, 2024.

RECOMMENDATION:

Staff recommends City Council determine that approval of the First Amendment to the Professional Services Agreement with CASC Engineering and Consulting, Inc. to provide engineering services for the California Street and Redlands Boulevard Widening Project is exempt from environmental review pursuant to Section 15061 (b)(3) of the State's guidelines implementing the California Environmental Quality act, and approve the First Amendment to the

Professional Services Agreement with CASC Engineering and Consulting, Inc.

DISCUSSION:

California Street and Redlands Boulevard are major corridors within the City's transportation network and their intersection serves as a western gateway into the City. The California Street and Redlands Boulevard Intersection Widening Project (Project) will construct a dedicated right turn lane on the northwest corner of the intersection for southbound California Street vehicles turning west onto Redlands Boulevard, widen the west side of California Street from the intersection to a point approximately 770 feet north, and install a reinforced concrete box culvert over a portion of the Mission Channel. The remainder of the intersection was fully improved by a multi-jurisdictional project executed by the Cities of Redlands and Loma Linda. On November 1, 2022, City Council approved a Professional Services Agreement (Agreement) with CASC Engineering and Consulting, Inc. (CASC) to provide Project engineering services for an amount not-to-exceed $231,930.

In October 2023, San Bernardino County Flood Control District (County) staff proposed to expand the original Project scope of work to improve the entire culvert crossing within the Mission Channel to its ultimate condition. This change in scope would be entirely funded by the County, including the additional engineering phase and future construction costs. An Agreement is currently being developed by the County to reimburse the City for this additional engineering phase cost. This Agreement and a Second Amendment to the CASC Agreement will be presented for consideration at a future City Council meeting. For now, to mitigate delays in the current project, and ensure continuation of work once an Agreement is reached with the County, Staff recommends City Council approval of a First Amendment to the CASC Agreement to extend the completion term by eight (8) months to August 31, 2024.

Approval of the First Amendment to the CASC Agreement is exempt from environmental review pursuant to Section 15061(b)(3) of the State's guidelines implementing the California Environmental Quality Act since it can be seen with certainty that it will have no possibility for causing any significant effect on the environment.

ALTERNATIVES:

City Council may deny the staff recommendation and provide alternate direction.

STRATEGIC PLAN:

Strategic Priority D, Strategic 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 Garica, City Attorney
Janice McConnell, Assistant City Manager
Goutam K. Dobey, City Engineer

PREPARED BY:
Gerard Nepomuceno, Civil Engineer

Fiscal Impact

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

Attachments

First Agreement Amendment CASC
B. CASC Agreement (Reference Only)

FIRST AMENDMENT TO AGREEMENT TO PERFORM PROFESSIONAL SERVICES

This first amendment ("First Amendment") to the agreement for engineering services related to the California Street and Redlands Boulevard Intersection Widening Project dated November 1, 2022 ("Agreement"), by and between the City of Redlands, a municipal corporation ("City"), and CASC Engineering and Consulting, Inc., a California corporation ("Consultant"), is made and entered into this 19th day of December 2023.

RECITALS

WHEREAS, it is the desire of the City and Consultant to amend their existing Agreement, specifically amending Article 4.2 of the Agreement to extend the date for termination of the Services to August 31, 2024;

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

AGREEMENT

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

"4.2 Consultant shall complete the Services by August 31, 2024, unless the Services are terminated earlier as provided for 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 December 19, 2023.

CITY OF REDLANDS

_____
Eddie Tejeda, Mayor

CASC Engineering and Consulting, Inc.

By: _____
Richard J. Sidor, President

ATTEST:

_____
Jeanne Donaldson, City Clerk

AGREEMENT TO PERFORM PROFESSIONAL SERVICES

This agreement for the provision of engineering services("Agreement") is made and entered in this 1st day of November, 2022 ("Effective Date"), by and between the City of Redlands, a municipal corporation ("City") and CASC Engineering and Consulting, Inc. a California consultant ("Consultant"). City and Consultant are sometimes individually referred to herein as a "Party" and, together, as the "Parties." In consideration of the mutual promises contained herein, City and Consultant agree as follows:

ARTICLE 1 – ENGAGEMENT OF CONSULTANT

1.1 City hereby engages Consultant to provide engineering services for City (the "Services").

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

ARTICLE 2 – SERVICES OF CONSULTANT

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

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

ARTICLE 3 – RESPONSIBILITIES OF CITY

3.1 City designates John R. Harris, Municipal Utilities and Engineering Director, as City's representative with respect to performance of the Services, and such person shall have the authority to transmit instructions, receive information, interpret and define City's policies and decisions with respect to performance of the Services.

ARTICLE 4 – PERFORMANCE OF SERVICES

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

4.2 Consultant shall complete the Services by December 31, 2023, unless the Services are terminated earlier as provided for herein.

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

ARTICLE 5 – PAYMENTS TO CONSULTANT

5.1 Total compensation for Consultant's performance of the Services shall be in the amount of two hundred thirty-one thousand nine hundred thirty dollars ($231,930). City shall pay Consultant in accordance with Exhibit "C," titled "Fee Schedule" which is attached hereto and incorporated herein by this reference.

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

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

CITY:

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

CONSULTANT:

Patrick Flanagan, Licensed Project Manager
CASC Engineering and Consulting, Inc.
1470 E. Cooley Drive
Colton, CA 92324
pflanagan@cascinc.com
Phone: (909) 783-0101

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 "E," titled "Workers' Compensation Insurance Certification," which is attached hereto and incorporated herein by this reference, prior to performance of the Services.

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

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

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

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

6.2 Consultant shall defend, indemnify and hold harmless City and its elected and appointed officials, employees and agents from and against any and all claims, losses or liability, including attorneys' fees, arising from injury or death to persons or damage to property occasioned by any negligent act or omission by, or the willful misconduct of, Consultant, or its officers, employees and agents in performing the Services.

ARTICLE 7 – CONFLICTS OF INTEREST

7.1 Consultant covenants and represents that it does not have any investment or interest in any real property that may be the subject of this Agreement or any other source of

income, interest in real property or investment that would be affected in any manner or degree by the performance of Consultant's Services. Consultant further covenants and represents that in the performance of its duties hereunder, no person having any such interest shall perform any Services under this Agreement.

7.2 Consultant agrees it is not a designated employee within the meaning of the Political Reform Act because Consultant:

A. Does not make a governmental decision whether to:

(i) approve a rate, rule or regulation, or adopt or enforce a City law;
(ii) issue, deny, suspend or revoke any City permit, license, application, certification, approval, order or similar authorization or entitlement;
(iii) authorize City to enter into, modify or renew a contract;
(iv) grant City approval to a contract that requires City approval and to which City is a party, or to the specifications for such a contract;
(v) grant City approval to a plan, design, report, study or similar item;
(vi) adopt, or grant City approval of, policies, standards or guidelines for City or for any subdivision thereof.

B. Does not serve in a staff capacity with City and in that capacity, participate in making a governmental decision or otherwise perform the same or substantially the same duties for City that would otherwise be performed by an individual holding a position specified in City's Conflict of Interest Code under Government Code section 87302.

7.3 In the event City determines that Consultant must disclose its financial interests, Consultant shall complete and file a Fair Political Practices Commission Form 700, Statement of Economic Interests, with the City Clerk's office pursuant to the written instructions provided by the City Clerk.

ARTICLE 8 – GENERAL CONSIDERATIONS

8.1 In the event any action is commenced to enforce or interpret any of the terms or conditions of this Agreement the prevailing Party shall, in addition to any costs and other relief, be entitled to the recovery of its reasonable attorneys' fees, including fees for the use of in-house counsel by a Party.

8.2 Consultant shall not assign any of the Services, except with the prior written approval of City and in strict compliance with the terms and conditions of this Agreement. Any assignment or attempted assignment without such prior written consent may, in the sole discretion of City, result in City's immediate termination of this Agreement.

8.3 Consultant is for all purposes under this Agreement an independent contractor and shall perform the Services as an independent contractor. Neither City nor any its agents shall have control over the conduct of Consultant or Consultant's employees, except as herein

set forth. Consultant shall supply all necessary tools and instrumentalities required to perform the Services. Assigned personnel employed by Consultant are for its account only, and in no event shall Consultant or personnel retained by it be deemed to have been employed by City or engaged by City for the account of, or on behalf of City. Consultant shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent, nor shall Consultant have any authority, express or implied, to bind City to any obligation.

8.4 This Agreement may be terminated by City, in its sole discretion, by providing not less than five (5) days prior written notice to Consultant of City's intent to terminate. If this Agreement is terminated by City, an adjustment to Consultant's compensation shall be made, but (1) no amount shall be allowed for anticipated profit or unperformed Services, and (2) any payment due Consultant at the time of termination may be adjusted to the extent of any additional costs to City occasioned by any default by Consultant. Upon receipt of a termination notice, Consultant shall immediately discontinue its provision of the Services and, within five (5) days of the date of the termination notice, deliver or otherwise make available to City, copies (in both hard copy and electronic form, where applicable) of project related data, design calculations, drawings, specifications, reports, estimates, summaries and such other information and materials as may have been accumulated by Consultant in performing the Services. Consultant shall be compensated on a pro-rata basis for Services completed up to the date of termination.

8.5 Consultant shall maintain books, ledgers, invoices, accounts and other records and documents evidencing costs and expenses related to the Services for a period of three (3) years, or for any longer period required by law, from the date of final payment to Consultant pursuant to this Agreement. Such books shall be available at reasonable times for examination by City at the office of Consultant.

8.6 This Agreement, including the Exhibits incorporated herein by reference, represents the entire agreement and understanding between the Parties as to the matters contained herein, and any prior negotiations, written proposals or verbal agreements relating to such matters are superseded by this Agreement. Except as otherwise provided for herein, any amendment to this Agreement shall be in writing, approved by City and signed by City and Consultant.

8.7 This Agreement shall be governed by and construed in accordance with the laws of the State of California, without regard to its conflicts of laws provisions. The Parties agree that all actions or proceedings arising in connection with this Agreement shall be tried and litigated only in the state courts located in San Bernardino County, California, and the federal courts located in Riverside County, California.

8.8 If one or more of the sentences, clauses, paragraphs or sections contained in this Agreement is declared invalid, void or unenforceable by a court of competent jurisdiction, the same shall be deemed severable from the remainder of this Agreement and shall not affect, impair or invalidate the remaining sentences, clauses, paragraphs or

sections contained herein, unless to do so would deprive a Party of a material benefit of its bargain under this Agreement.

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

CITY OF REDLANDS

By: _____
Paul T. Barich, Mayor

CASC Engineering and Consulting, Inc.

By: _____
Richard J. Sidor, President

ATTEST:

_____
Jeanne Donaldson, City Clerk

EXHIBIT "A"

SCOPE OF SERVICES

The consultant will develop plans, specifications, and estimates (PS&E) adhering to the requirements of the City of Redlands, the General Plan, the current Standard Specifications for Public Works Construction (Greenbook), Caltrans Standard Specifications, and San Bernardino County Flood Control District (SBCFCD) Standard Specifications. Please review the project carefully and submit your proposal in accordance with the instructions provided in the Request for Proposals (RFP). The as-built plans for the 2017 previously completed "California Street/Redlands Intersection Improvement Project" has been attached to be used as an example only.

The scope of work that follows is intended as a guide only. The proposer is advised to add any critical tasks or elements which may have been overlooked, or delete any extraneous tasks deemed not necessary to the success of the project:

A. Project Coordination:

Consultant shall include Project Management as one of the work tasks. The Consultant shall act as a manager of the Consultant's team, including any Subconsultants. The Consultant shall manage and coordinate all components of the Project and take a proactive role in keeping all tasks on schedule and on budget and ensure timely completion of the project. Consultant shall give prior notice to the City, and obtain acceptance from same, before performing work outside the contract work scope and thereby contract budget amount.

a. Hold a design kick-off meeting with City representatives to review the project in detail, design requirements, schedule, potential concerns and cost limitations.

b. Maintain continuous communication with the City, including meetings to review the preliminary plan and project status at 60%, and 90% completion.

c. Provide agendas for each project status meeting including items for discussion and meeting minutes listing action items.

d. Provide an updated project schedule at each progress meeting.

e. Maintain continuous awareness of the status of each task as it proceeds and make provisions to expedite and resolve any difficulties within the critical path.

f. Provide a presentation to City Council and additional committees as requested by City staff.

B. Agency and Utility Coordination:

a. Coordinate with utility companies within the project limits as necessary.
b. Prepare an initial request for utility information such as atlas sheets, mapping, or as-built plans, and notify of the need to install planned facilities around the project.

c. Coordinate with utility companies to upgrade facilities, as needed.

d. Review utility information to determine the impact of the project on the various utilities, including contacting each affected utility company to determine facilities that may interfere with proposed construction.

e. Maintain a utility matrix documenting contacts, issues, etc. with utility companies.

f. Deliverables:
   - Digital submission of utility matrix.

C. Preliminary Engineering:

a. Design Survey
   i. Perform research for survey information.
   ii. Perform survey and conduct data collection.
   iii. Obtain topographic feature locations for a complete and accurate representation of existing conditions within the public right-of-way.
   iv. Obtain complete record drawings and other documents to show location of all utilities, location and dimensions of all sidewalks and driveways, location of all trees and landscaping which may be affected by the improvements; and
   v. The survey and datum will be tied into the state plane coordinate system and City benchmark.
   vi. Review and analyze existing conditions.

b. Field Review
   i. Research and review base data documents including as-built improvement plans, utility information and other available record data; and
   ii. Conduct a design review field meeting with City staff at 60% design completion to evaluate design recommendations against existing conditions.
   iii. Field Review Deliverables:
      - Minutes of design review field meeting.

D. Environmental Technical Studies:

The Consultant shall take the leadership role in all steps required for the approval of the Environmental Documents, include spearheading timely approvals from Army Corps of Engineers, California Department of Fish and Wildlife, SBCFCD, California State Water Resources Control Board, etc. Consultant will be the sole entity to perform research, surveys, studies, graphics, and coordination with the appropriate entitles and agencies, and shall not expect or rely on City staff to perform this work or to supplement the Consultant's work.

a. The consultant shall determine whether environmental work anticipated with this project is required or whether CEQA Categorical Exemption Section 15301 (c) applies to this project.

b. Environmental surveys, technical studies, public meetings. Consultant to prepare considering the Project needs.

c. Environmental Documents: Prepare and process the appropriate environmental documents for approval by the City and appropriate entities respectively. Environmental mitigation. plans and agreements.

d. Consultant prepares with applicable resource agencies and process approvals of the plans through regulatory agencies.

E. Final Engineering:

Plans, specifications, and estimates shall be provided at levels of completion of approximately 60%, 90%, and 100% (Mylar). The City will provide review comments at the concept, 60% and 90% design stage. It is expected that 100% plans will be complete.

Plans shall conform to the requirements of the City of Redlands, the General Plan, the current Standard Specifications for Public Works Construction (Greenbook), Caltrans Standard Specifications, and County of San Bernardino Flood Control District (SBCFCD) Standard Specifications. and shall be prepared utilizing AutoCAD software. All work identified herein shall be approved by a Professional Engineer registered within the State of California.

Project plans shall include, but are not limited, to the following:

i. Title and construction detail sheets;

ii. Civil design plans. Plans shall include removals, existing and proposed improvements, utility base mapping, etc. Where necessary, the plans shall define limits of repairs to pavement, curb, gutter, sidewalk, ADA upgrades, etc. The plans shall be at a horizontal scale of 1"=20' or 1"=40' where appropriate;

iii. Signing and striping plans at a horizontal scale of 1"=40'. Signing and striping plans shall be prepared and meet criteria established in the MUTCD, latest edition;

iv. Submit 60% and 90% completion plans for City's review and comments. Revise plans based on City comments; and

v. Submit 100% plans (mylars) and project specifications.

In performing said service, the consultant shall use, whenever possible, the boilerplate specifications prepared and approved by the City. All drawings and specifications shall be adequate and sufficient for the City to solicit bids for the award of the construction contract for said work.

i. Deliverables:
- Two sets of full size plan submittals at 60% and 90% completion milestones;
- One full size Mylar set of 100% drawings; and
- DVD containing bid package in PDF, AutoCAD and Microsoft Word.

F. Cost Estimates:

Prepare quantity calculations and final construction cost estimates in accordance with City requirements to meet established project budget.

i. Deliverables:
- Cost estimate at Concept, 60%, 90% and 100% design; and
- Electronic files of 100% cost estimates.

G. Specifications:

Prepare Technical Specifications to be used in conjunction with the City boilerplate specifications. Preparation of all required Federal/State documents to be included in the specifications.

i. Deliverables:
- Specifications at the 60%, 90% and 100% completion milestones; and
- Electronic files of 100% specifications.

H. Project Advertisement Services:

Consultant shall provide support during bidding. Work includes, but is not limited to, the following:

i. Respond to Requests for Information (RFIs) during the project advertisement period, and log questions and responses. All communication shall be directed to the City for issuance to the bidders, at no time shall the consultant respond directly to bidders; and

ii. Prepare addenda as necessary with coordination and issuance by the City.

iii. Deliverables:

- Tabulated Response to RFIs & Addendums, as necessary.

I. Construction Support Services:

Consultant shall provide support during construction. Work includes, but is not limited to, the following:

i. Provide response to contractor's requests for information (RFI) regarding the project forwarded to the consultant by the City. This task includes conferring with the City's Construction Manager regarding the RFI, as appropriate. All communication shall be directed to the City for issuance to the Contractor, at no time shall the Consultant respond directly to Contractor;

ii. Review and approve shop drawings; and

iii. Regularly scheduled construction observation is specifically excluded from this scope of work.

J. Prepare Record Drawings (As-built):

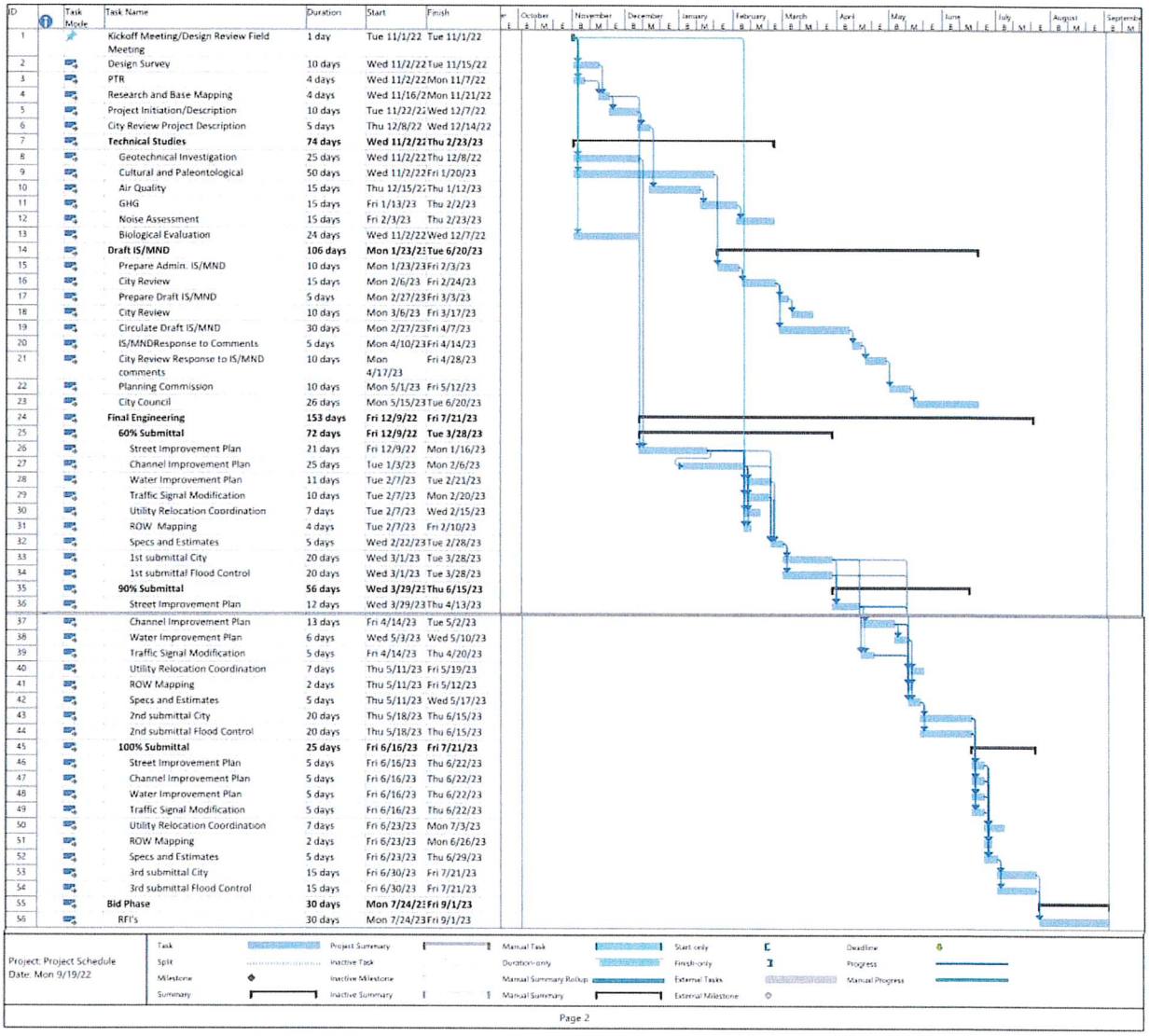
Within sixty days following the completion and acceptance of the project, furnish City with a complete set of revised original tracings showing as-built conditions. Revisions will be solely based on as-built information provided by the City's Construction Manager and the Contractor. Consultant assumes no responsibility for the accuracy of the information provided by the City's Construction Manager and the Contractor.

i. Deliverables:

- Furnish a complete set of revised original record drawings

EXHIBIT "B"

PROJECT SCHEDULE



ID	Task Mode	Task Name	Duration	Start	Finish
1		Kickoff Meeting/Design Review Field Meeting	1 day	Tue 11/1/22	Tue 11/1/22
2		Design Survey	10 days	Wed 11/2/22	Tue 11/15/22
3		PTR	4 days	Wed 11/2/22	Mon 11/7/22
4		Research and Base Mapping	4 days	Wed 11/16/2	Mon 11/21/22
5		Project Initiation/Description	10 days	Tue 11/22/22	Wed 12/7/22
6		City Review Project Description	5 days	Thu 12/8/22	Wed 12/14/22
7		**Technical Studies**	**74 days**	**Wed 11/2/22**	**Thu 2/23/23**
8		Geotechnical Investigation	25 days	Wed 11/2/22	Thu 12/8/22
9		Cultural and Paleontological	50 days	Wed 11/2/22	Fri 1/20/23
10		Air Quality	15 days	Thu 12/15/22	Thu 1/12/23
11		GHG	15 days	Fri 1/13/23	Thu 2/2/23
12		Noise Assessment	15 days	Fri 2/3/23	Thu 2/23/23
13		Biological Evaluation	24 days	Wed 11/2/22	Wed 12/7/22
14		**Draft IS/MND**	**106 days**	**Mon 1/23/23**	**Tue 6/20/23**
15		Prepare Admin. IS/MND	10 days	Mon 1/23/23	Fri 2/3/23
16		City Review	15 days	Mon 2/6/23	Fri 2/24/23
17		Prepare Draft IS/MND	5 days	Mon 2/27/23	Fri 3/3/23
18		City Review	10 days	Mon 3/6/23	Fri 3/17/23
19		Circulate Draft IS/MND	30 days	Mon 2/27/23	Fri 4/7/23
20		IS/MNDResponse to Comments	5 days	Mon 4/10/23	Fri 4/14/23
21		City Review Response to IS/MND comments	10 days	Mon 4/17/23	Fri 4/28/23
22		Planning Commission	10 days	Mon 5/1/23	Fri 5/12/23
23		City Council	26 days	Mon 5/15/23	Tue 6/20/23
24		**Final Engineering**	**153 days**	**Fri 12/9/22**	**Fri 7/21/23**
25		**60% Submittal**	**72 days**	**Fri 12/9/22**	**Tue 3/28/23**
26		Street Improvement Plan	21 days	Fri 12/9/22	Mon 1/16/23
27		Channel Improvement Plan	25 days	Tue 1/3/23	Mon 2/6/23
28		Water Improvement Plan	11 days	Tue 2/7/23	Tue 2/21/23
29		Traffic Signal Modification	10 days	Tue 2/7/23	Mon 2/20/23
30		Utility Relocation Coordination	7 days	Tue 2/7/23	Wed 2/15/23
31		ROW Mapping	4 days	Tue 2/7/23	Fri 2/10/23
32		Specs and Estimates	5 days	Wed 2/22/23	Tue 2/28/23
33		1st submittal City	20 days	Wed 3/1/23	Tue 3/28/23
34		1st submittal Flood Control	20 days	Wed 3/1/23	Tue 3/28/23
35		**90% Submittal**	**56 days**	**Wed 3/29/23**	**Thu 6/15/23**
36		Street Improvement Plan	12 days	Wed 3/29/23	Thu 4/13/23
37		Channel Improvement Plan	13 days	Fri 4/14/23	Tue 5/2/23
38		Water Improvement Plan	6 days	Wed 5/3/23	Wed 5/10/23
39		Traffic Signal Modification	5 days	Fri 4/14/23	Thu 4/20/23
40		Utility Relocation Coordination	7 days	Thu 5/11/23	Fri 5/19/23
41		ROW Mapping	2 days	Thu 5/11/23	Fri 5/12/23
42		Specs and Estimates	5 days	Thu 5/11/23	Wed 5/17/23
43		2nd submittal City	20 days	Thu 5/18/23	Thu 6/15/23
44		2nd submittal Flood Control	20 days	Thu 5/18/23	Thu 6/15/23
45		**100% Submittal**	**25 days**	**Fri 6/16/23**	**Fri 7/21/23**
46		Street Improvement Plan	5 days	Fri 6/16/23	Thu 6/22/23
47		Channel Improvement Plan	5 days	Fri 6/16/23	Thu 6/22/23
48		Water Improvement Plan	5 days	Fri 6/16/23	Thu 6/22/23
49		Traffic Signal Modification	5 days	Fri 6/16/23	Thu 6/22/23
50		Utility Relocation Coordination	7 days	Fri 6/23/23	Mon 7/3/23
51		ROW Mapping	2 days	Fri 6/23/23	Mon 6/26/23
52		Specs and Estimates	5 days	Fri 6/23/23	Thu 6/29/23
53		3rd submittal City	15 days	Fri 6/30/23	Fri 7/21/23
54		3rd submittal Flood Control	15 days	Fri 6/30/23	Fri 7/21/23
55		**Bid Phase**	**30 days**	**Mon 7/24/23**	**Fri 9/1/23**
56		RFI's	30 days	Mon 7/24/23	Fri 9/1/23

EXHIBIT "C"

Fee Schedule

TASK DESCRIPTION	Technical Support	Project Manager	Project Engineer	Design Engineer	Designer	Survey Manager	Mapping Manager	2-Man Survey Crew	Planning Director	Senior Planner	Associate Planner	Gis Specialist	Sr. Biologist	Project Analyst	TOTAL Hours	Flat Fee	TOTAL
	$210.00	$165.00	$155.00	$125.00	$120.00	$210.00	$165.00	$226.00	$210.00	$165.00	$116.00	$116.00	$140.00	$102.00			
A. Project Management																	
Kickoff Meeting	1	2	1						1						5		905.00
Kickoff Meeting TES															0	530.00	530.00
Project Administration		6	6											10	22		2,940.00
Project Meetings		3	3												6	850.00	1,810.00
Agency Coordination		5	5											6	16		2,212.00
Subtotal	**1**	**16**	**15**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**16**	**49**	**1,380.00**	**8,397.00**
B. AGENCY AND UTILITY COORDINATION																	
Utility and As-built Research, Mapping and Coordination	6	12	24		24		18								84	105.00	12,915.00
Subtotal	**6**	**12**	**24**		**24**		**18**								**84**	**105.00**	**12,915.00**
C. PRELIMINARY ENGINEERING																	
Design Survey						12		24							36		7,944.00
Preliminary Title Report Review							14								14		2,310.00
Research and Base Mapping							16								16		2,640.00
Legal Description and Plat for ROW							23								23		3,795.00
Design Review Field Meeting	2	4	2											2	10	1,480.00	3,074.00
Subtotal	**2**	**4**	**2**			**12**	**53**	**24**						**2**	**99**	**1,480.00**	**19,763.00**
D. ENVIRONMENTAL TECHNICAL STUDIES																	
Task 1. Project Initiation/Description									1	5					6		1,035.00
Task 2. Applicant Prepared Technical															0		-
Geotechnical Investigation (LOR)		3													3	27,186.50	27,681.50
Cultural and Paleontological															0	12,567.50	12,567.50
Air Quality /GHG Impact Analysis(Urban)															0	8,470.00	8,470.00
Construction Noise Assessment(Urban)															0	5,940.00	5,940.00
Biological Resources Evaluation													56		56		7,840.00
Task 3. Prepare Draft IS/MND, or									10	36		8			54		8,968.00
Prepare Draft IS/MND, or MND,MMRP									2	12	32				46		6,112.00
Prepare Public Draft IS/MND, or									2	10	14				26		3,694.00
Task 4. Prepare Responses to Comments									1	2					3		540.00
Task 5. Meeting and Coordination									8		12				20		3,072.00
Subtotal		**3**							**24**	**65**	**58**	**8**	**56**		**214**	**54,164.00**	**85,920.00**
E. FINAL ENGINEERING																	
PS&E																	
60% Submittal Documents																	
Street Improvement Plan	2	10	38	18	18										86		12,370.00
Channel Improvement Plan	2	8	48	22	22										102	14,100.00	28,670.00
Water Improvement Plan		4	18	12	12										46		6,390.00
Traffic Signal Modification Plan(TES)															0	920.00	920.00
Cost Estimate		2	2	4											8	265.00	1,405.00
Specifications		4	8												12	425.00	2,325.00
90% Submittal Documents																	
Street Improvement Plan	1	4	26	8	8										47		6,860.00
Channel Improvement Plan	1	5	20	12	12										50	7,050.00	14,125.00
Water Improvement Plan		2	9	6	6										23		3,195.00
Traffic Signal Modification Plan															0	550.00	550.00
Cost Estimate		1		4											5	265.00	930.00
Specifications		4	8												12	370.00	2,270.00
100% Submittal Documents																	
Street Improvement Plan		2	8	6											16		2,320.00
Channel Improvement Plan		2	7	4	4										17	2,350.00	4,745.00
Water Improvement Plan		1	4	4											9		1,285.00
Traffic Signal Modification Plan															0	370.00	370.00
Cost Estimate		2		4											6	132.50	962.50
Specifications		4	8												12	132.50	2,032.50
Subtotal	**6**	**55**	**204**	**104**	**82**										**451**	**26,930.00**	**91,725.00**
I. Bid Phase Support(CASC andTES)																	
RFI's-CASC		2	6												8		1,260.00
RFI's-TES															0	690.00	690.00
RFI-Rich Herman Structural															0	850.00	850.00
Subtotal		**2**	**6**												**8**	**1,540.00**	**2,800.00**
J. Construction Phase Support(CASC and TES)																	
RFI's-CASC		5	10												15		2,375.00
Submittals CASC		5	10												15		2,375.00
RFI's-TES															0	370.00	370.00
RFI's-Submittals Herman Structural															0	850.00	850.00
Subtotal		**10**	**20**												**30**	**1,220.00**	**5,970.00**
Record Drawings																	
CASC		1			8										9		1,125.00
TES															0	475.00	475.00
Rich Herman Structural															0	840.00	840.00
Subtotal		**1**			**8**										**9**	**1,315.00**	**2,440.00**
K. Expenses																	
Expenses															0	2,000.00	2,000.00
Subtotal																**2,000.00**	**2,000.00**
TOTAL	***15***	***103***	***271***	***104***	***114***	***12***	***71***	***24***	***25***	***65***	***58***	***8***	***56***	***18***	***944***	***90,134***	***$231,930.00***

EXHIBIT "D"
LOCATION MAP

EXHIBIT "E"
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.

CASC Engineering and Consulting, Inc.

By: _____
Richard J. Sidor, President

Date: 10/13/22

City Council Meeting **G. 12.**

DATE: 12/19/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Approve the Second Amendment to the Professional Services Agreement with Dudek for the Hinckley Water Treatment Plant Sludge Press Engineering Project to extend the time for completion to June 30, 2024 (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 Dudek for the Hinckley Water Treatment Plant Sludge Press Engineering Project to extend the time for completion to June 30, 2024.

RECOMMENDATION:

Staff recommends that City Council approve the Second Amendment to the Professional Services Agreement with Dudek for the Hinckley Water Treatment Plant Sludge Press Engineering Project.

DISCUSSION:

The Municipal Utilities and Engineering Department (MUED) produces and distributes potable water to approximately 22,000 customers within its service area. Water is produced at two (2) surface water treatment plants (WTP). The Hinckley WTP receives raw water primarily from the Santa Ana River, and the Tate WTP receives raw water primarily from Mill Creek. Hinckley WTP and Tate WTP both use various mechanical and chemical processes to remove sediment and organic debris from the raw water prior to disinfection. The byproduct of the sediment and debris removal process is a wet sludge that must be de-watered prior to disposal. The Hinckley WTP produces approximately 12,000 gallons of

wet sludge from the sedimentation basins and 14,000 gallons of wet sludge from the waste wash water recycling treatment plant each day. The current de-watering process is lengthy, labor-intensive, and requires the use of diesel-fueled heavy equipment to move the sludge as it dries. Typically, 2,400 cubic feet of dry sludge is produced each day. More advanced technologies exist that are capable of significantly expediting the wet sludge de-watering process and reducing operating costs.

In February 2022, MUED issued a Request for Proposals from qualified consultants to engineer sludge press equipment to be installed at the Hinckley WTP. City Council approved a Professional Services Agreement with Dudek for a not-to-exceed price of $354,820 on April 19, 2022, to provide this service. On December 6, 2022, City Council approved a First Amendment to the Agreement to extend the project completion date to December 31, 2023. Although Dudek has worked diligently and has made significant progress, the project will not be completed before this deadline due to field equipment placement and sizing conflicts. Alternative design solutions and time are needed to complete this project. Therefore, staff recommends City Council approval of a Second Amendment to the Agreement that will extend the project completion deadline to June 30, 2024. No other agreement revisions are proposed.

Approval of a Second Amendment to the Agreement is exempt from environmental review pursuant to Section 15061(b)(3) of the State's guidelines implementing the California Environmental Quality Act since it can be seen with certainty that there is no possibility that this action will have a significant effect on the environment.

ALTERNATIVES:

City Council may deny the staff recommendation.

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

PREPARED BY:
Ashley Rosario, Senior Administrative Assistant

Fiscal Impact

Fiscal Year:	22-24
Revenue Generating:	N
Appropriation Required Y/N:	N
Amount:	N/A
Budgeted Y/N:	Y

Discussion:

There is no fiscal impact associated with this action.

Attachments

Dudek Agreement - Second Amendment
Dudek Agreement - First Amendment
Dudek Agreement

SECOND AMENDMENT TO AGREEMENT TO PERFORM PROFESSIONAL SERVICES

This second amendment ("Second Amendment") to the agreement for professional engineering services for the Hinkley Water Treatment Plant Sludge Press Engineering Project ("Agreement"), dated April 19, 2022, by and between the City of Redlands, a municipal corporation and a general law city ("City"), and Dudek, a California corporation ("Consultant"), is made and entered into this 19th day of December, 2023.

RECITALS

WHEREAS, it is the desire of the City and Consultant to amend their existing Agreement, specifically to extend the date for termination of the Services to June 30th, 2024;

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

AGREEMENT

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

"4.2 Consultant shall complete the Services by June 30, 2024, unless the Services are terminated earlier as provided for 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 December 19, 2023.

CITY OF REDLANDS

_____
Eddie Tejeda, Mayor

DUDEK

By: _____
Bob Ohlund, P.E., Vice President

ATTEST:

_____
Jeanne Donaldson, City Clerk

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FIRST AMENDMENT TO AGREEMENT TO PERFORM PROFESSIONAL SERVICES

This First Amendment ("First Amendment") to the Hinckley Water Treatment Plant Sludge Press Engineering Project Agreement to Perform Professional Services ("Agreement"), dated April 19, 2022, by and between the City of Redlands, a municipal corporation and a general law city ("City"), and Dudek ("Consultant"), is made and entered into this 6th day of December, 2022.

RECITALS

WHEREAS, it is the desire of the City and Consultant to amend Article 4.2 of the Agreement to extend the date for termination of the Services to December 31, 2023;

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

AGREEMENT

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

"4.2 Consultant shall complete the Services by December 31, 2023, unless the Services are terminated earlier as provided for 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 December 6, 2022.

CITY OF REDLANDS

Paul T. Barich, Mayor

DUDEK

By: DocuSigned by: EDE486A43DB444B...

Bob Ohlund, P.E., Vice President

ATTEST:

Jeanne Donaldson, City Clerk

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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 Dudek, a California corporation ("Consultant"). City and Consultant are sometimes individually referred to herein as a "Party" and, together, as the "Parties." In consideration of the mutual promises contained herein, City and Consultant agree as follows:

ARTICLE 1 – ENGAGEMENT OF CONSULTANT

1.1 City hereby engages Consultant to provide Hinckley Water Treatment Plant sludge press engineering services for City (the "Services").

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

ARTICLE 2 – SERVICES OF CONSULTANT

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

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.

ARTICLE 4 – PERFORMANCE OF SERVICES

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

4.2 Consultant shall complete the Services by December 31, 2022, unless the Services are terminated earlier as provided for herein.

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

ARTICLE 5 – PAYMENTS TO CONSULTANT

5.1 Total compensation for Consultant's performance of the Services shall not exceed the amount of Three Hundred Fifty Four Thousand Eight Hundred Twenty Dollars ($354,820). City shall pay Consultant on a not-to-exceed basis in accordance with the hourly rates set forth in Exhibit "C," 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, 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

John R Harris, MUED Director
City of Redlands
35 Cajon Street, Suite 15A
P.O. Box 3005 (mailing)
Redlands, CA 92373
jharris@cityofredlands.org
(909) 798-7658

CONSULTANT

Bob Ohlund, P.E., Vice President
Dudek
3544 University Avenue
Riverside, CA 92501
bohlund@dudek.com
(949) 373-8313

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

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

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

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

C. 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.

D. 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 officials, employees and agents from and against any and all claims, losses or liability, including attorneys' fees, arising from injury or death to persons or damage to property occasioned by any negligent act or omission by, or the willful misconduct of, Consultant, or its officers, employees and agents in performing the Services.

ARTICLE 7 – CONFLICTS OF INTEREST

7.1 Consultant covenants and represents that it does not have any investment or interest in any real property that may be the subject of this Agreement or any other source of income, interest in real property or investment that would be affected in any manner or degree by the performance of Consultant's Services. Consultant further covenants and represents that in the performance of its duties hereunder, no person having any such interest shall perform any Services under this Agreement.

7.2 Consultant agrees it is not a designated employee within the meaning of the Political Reform Act because Consultant:

A. Does not make a governmental decision whether to:

(i) approve a rate, rule or regulation, or adopt or enforce a City law;
(ii) issue, deny, suspend or revoke any City permit, license, application, certification, approval, order or similar authorization or entitlement;
(iii) authorize City to enter into, modify or renew a contract;
(iv) grant City approval to a contract that requires City approval and to which City is a party, or to the specifications for such a contract;
(v) grant City approval to a plan, design, report, study or similar item;
(vi) adopt, or grant City approval of, policies, standards or guidelines for City or for any subdivision thereof.

B. Does not serve in a staff capacity with City and in that capacity, participate in making a governmental decision or otherwise perform the same or substantially the same duties for City that would otherwise be performed by an individual holding a position specified in City's Conflict of Interest Code under Government Code section 87302.

7.3 In the event City determines that Consultant must disclose its financial interests, Consultant shall complete and file a Fair Political Practices Commission Form 700, Statement of Economic Interests, with the City Clerk's office pursuant to the written instructions provided by the City Clerk.

ARTICLE 8 – GENERAL CONSIDERATIONS

8.1 In the event any action is commenced to enforce or interpret any of the terms or conditions of this Agreement the prevailing Party shall, in addition to any costs and other relief, be entitled to the recovery of its reasonable attorneys' fees, including fees for the use of in-house counsel by a Party.

8.2 Consultant shall not assign any of the Services, except with the prior written approval of City and in strict compliance with the terms and conditions of this Agreement. Any assignment or attempted assignment without such prior written consent may, in the sole discretion of City, results 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

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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.

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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

DUDEK

By: DocuSigned by: _____
EDE486A43DB444B...
Bob Ohlund, P.E., Vice President

Attest:

_____
Jeanne Donaldson, City Clerk

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EXHIBIT "A"

SCOPE OF SERVICES

The following Scope of Work details the tasks that the Consultant shall complete with respect to preparing and completing the Citywide Wastewater System Master Plan Update.

This scope of work shall be completed within the schedule period listed in Exhibit "B."

[ATTACHED]

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Detailed Scope of Work

Text Key

The following key indicates text used to differentiate scope items listed by the City in its RFP from Dudek scope details and assumptions.

City scope of work taken from RFP provided as black bold text.

Dudek detailed scope of work items listed in black italics.

Dudek assumptions listed in blue italics.

Task 1: Phase 1 – Alternatives Evaluation

The Consultant shall review the Hinckley WTP site layout, treatment processes, sludge removal operations, and conduct additional research and site investigations necessary to evaluate various sludge press equipment types and locations, as well as process alternatives. The Consultant shall provide a list of pros and cons for the various alternatives.

Task 1.1: Alternative Development

The Consultant shall provide conceptual construction cost estimates, including site civil work, safety features, wet and dry utility needs, piping, pumping and control systems, and other associated temporary and permanent construction elements for each of the alternatives. Task 1 includes an in-person Project kickoff meeting, weekly remote progress meetings, and an in-person alternatives analysis meeting. The deliverable for Task 1 is a detailed technical memorandum and supporting exhibits. At the conclusion of Task 1, the City staff will select a preferred alternative. This evaluation shall consider the following minimum items:

Task 1.1.1: Site and Process Assessment

Review the Hinckley WTP site and processes to identify potential sludge press equipment and locations.

Dudek will organize and attend one (1) in-person kickoff meeting and site walk.

Dudek will request as-built drawings, waste sludge data, SOPs related to sludge wasting, any available reports related to sludge handling, permits and associated contacts at regulatory agencies.

Up to two (2) sludge equalization options will be evaluated. Dudek suggests the following:

1. *New below grade tank with dry well sludge pump station near filter press*
2. *Modified existing sludge lagoon with dry well sludge pump station*

A pros and cons comparison will be made to determine the best sludge equalization option.

Dudek assumes that only filter presses will be evaluated. The location of the sludge press will be between Sludge Lagoon 4 and the Utilities building. Sludge press options and potential manufacturers will be evaluated in subsequent tasks.

Task 1.1.2: Equipment Research

Evaluate various equipment offerings that are easily integrated into the existing Hinckley WTP processes.

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Evaluate up to 3 sludge press options: Pacific Press, Alfa Laval, and Evoqua (or other City selection(s)). Dudek will coordinate sending sludge samples to each manufacturer. The manufacturer will analyze sludge at its laboratory and send to Dudek a cost proposal with equipment and O&M costs including a projected cake percent solids.

Dudek will coordinate and attend up to two (2) site visits where City staff visit local filter press installations.

Task will compile available press options, features, cutsheets, list of installations.

This task will also determine City preferences for pumps, valves/actuators, PLCs, etc.

Findings from this task will be included in the TM slides (Task 1.3).

City will send sludge samples to manufacturers for analysis. Ancillary equipment types (e.g. feed pumps) will be evaluated based on City preference.

Task 1.1.3: Capacity Analysis

Evaluate process equipment capacity requirements based on best available data (provided by City).

Dudek will evaluate recent sludge production data (volume, concentration, wasting schedule) as well as future sludge production rate. Dudek will develop an operating schedule with City Staff, including anticipated weekly hours of operation and required storage volume. These results will be used to determine sludge filter press system design criteria.

Dudek assumes that the City has available sludge volume data but would need to develop sludge concentration data for the purposes of developing a sludge mass production design criterion. Dudek provides the City guidance on sampling but assumes the City or others will perform physical sludge sampling and measurement. We also assume the City will provide a value for maximum equipment runtimes (hours per day, days per week).

Task 1.1.4: Foundations and Access

At a planning level, identify typical equipment and vehicle access foundation alternatives, as appropriate.

Dudek to provide equipment footprints and preliminary site layout including vehicle access points.

Task 1.1.5: Regulatory Constraints

Research and identify any regulatory constraints (e.g. SWRCB DDW, Air Quality Management Division, etc.) that may have implications on equipment selection and location. Research and identify necessary construction permitting and the level of CEQA evaluation and documentation necessary for each alternative.

Dudek to solicit input from DDW and SCAQMD regarding project. Responses from these agencies will be documented in the TM presentation (Task 1.3).

Dudek will perform the required research to determine regulatory constraints, However, we do not anticipate any required modifications to City permits (DDW, SCAQMD) or impacts on final design.

Task 1.2: Lifecycle Cost Analysis

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.

Dudek will develop a lifecycle cost model that provides annual and net present worth costs for up to 3 filter press alternatives. O&M costs will consider labor, maintenance, power, chemical, and cake hauling costs. Capital costs will consider equipment and construction costs amortized over the life of the equipment.

Dudek assumes that 3 alternatives will be evaluated.

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Task 1.3: Technical Memorandum

Present results of the alternatives evaluation to MUED staff for selection of a preferred alternative. A formal alternatives evaluation report is not necessary. Figures, photographs, and estimate tables accompanied by a meeting/presentation will suffice for this task.

Dudek will develop a concise presentation that summarizes the information developed in the above tasks. The presentation will be given to City staff at which time a recommended alternative will be determined.

Dudek assumes that the presentation to MUED staff will be in PowerPoint format performed in a virtual workshop (i.e. Zoom).

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Task 2: Phase 2 – Final Design

The following tasks are based on an assumed Phase 1 recommendation similar to that depicted in Figure 2 of our proposal. The major design items are assumed to include: a below-grade sludge equalization tank or basin structure, semi-automatic Pacific Press sludge filter press installed on a platform 10-ft overhead located between Sludge Lagoon 4 and the Utility Building, and a sludge feed pump station dry well. These tasks will need to be reassessed if Phase 1 recommendations point to an alternate design.

Task 2.1: Site Survey, Basemap and Utility Research

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 may require follow up with individual utility companies who fail to locate their lines. The City will provide existing shapefiles for water, sewer, and storm utilities to supplement field surveys.

Survey, potholing, utility locating, and field measurement crews will perform work concurrently without interrupting plant operations.

Perform field surveys as necessary to establish property boundaries and easements adjoining the project site.

Limits of proposed improvements will be within the WTP site, with adequate setback from existing perimeter/fencing. Boundary survey is not needed.

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.

Five (5) potholes will be provided and coordinated with survey. Asphalt concrete will need to be removed and replaced for some of the potholes.

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.

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.

All survey tasks will be tied horizontally and vertically to three (3) monuments within the WTP site (i.e. #1006, #1008 and #1009 per Project No. 71204 / D-40189). We assume new monuments are not needed.

Prepare an AutoCAD basemap of the project for use in subsequent planning, design, and plan preparation.

Our surveyor (GSi) will prepare topographic survey mapping, utility mapping of City provided record drawings, and field location as required to establish subgrade obstructions, pipes and conflicting utilities. The basemap will be provided in both AutoCAD and PDF format. The survey submittal will also include field survey notes and photos as required.

Task 2.2: Geotechnical Investigation

Perform geotechnical borings and laboratory analyses as necessary to engineer the proposed site improvements.

One day of geotechnical field work will be provided which is estimated to result in four (4) to five (5) exploratory test pits. Borings are assumed to not be feasible due to subsurface conditions (i.e. cobbles and boulders). Test

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pits are proposed to be excavated with a backhoe equipped with reaching depths ranging between 5 – 10 feet below existing ground. In-place density tests will be included at 1-2 feet vertical intervals using a nuclear gauge.

Proposed laboratory testing includes:

- *In-place density (if undisturbed samples can be collected)*
- *Soils corrosivity.*
- *Sieve analysis.*
- *Laboratory maximum density.*
- *Remolded Direct shear.*

Perform slope-stability studies as necessary to aid in final siting of the equipment and ancillary facilities, and identify any special considerations required to maintain stability of the areas and avoid compromising the equipment and associated improvements.

Detailed slope-stability study is not needed as improvements are anticipated to be onsite. Geotechnical work will include testing and recommendations to establish basis for excavation methods for underground structures, trenching and basin construction.

Prepare a geotechnical report summarizing the methods, findings, and recommendations resulting from the geotechnical investigations. The anticipated contents of the report include:

The anticipated contents of the report include:

- *Project and site description.*
- *A description of the field procedures used in the investigation.*
- *A description of subsurface conditions and controlling engineering properties of the subsurface materials encountered, including a documentation of the test pits and sampling locations, and groundwater level.*
- *Depth to groundwater (if encountered) and its impact on the proposed project.*
- *Discussion on the laboratory test results.*
- *Location of faults and potential impacts.*
- *Seismic parameters based on the 2019 CBC.*
- *Allowable soils bearing capacity for shallow foundation design.*
- *Lateral earth pressures.*
- *Mat foundation recommendation.*
- *Foundation/slab subgrade preparation recommendation.*
- *Excavatabilty of the site soils.*
- *Grading and shoring recommendations.*
- *Backfill compaction recommendations.*

Task 2.3: Final Design

Perform the final engineering of the preferred alternative to include the equipment type and location, foundations, control structures, instrumentation, and any other elements necessary to bring the system into service.

Engineer site improvements within the project area to include site grading, drainage, safety features, plumbing, utilities, and access roadways. Given the small scale 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.

Permanent water quality BMPs are not needed.

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 the City.

Existing electrical service and site backup power will be sufficient to accommodate the electrical loads of new equipment.

Coordinate Engineering with outside agencies (i.e., San Bernardino County Flood Control District, RWQCB, FEMA, etc.) to include permitting, design reviews, specification reviews, etc. Actual permitting fees will be paid by the City.

Dudek will perform the coordination required with outside agencies; however, we do not anticipate permitting application documents and design reviews will be required by San Bernardino County Flood Control District or FEMA as the improvements will be onsite with insignificant impact on drainage and flooding conditions. Dudek assumes RWQCB coordination will not be needed beyond providing a brief project description.

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.

RWQCB requirements will be addressed with erosion control sheet in the plans and a specification requirement for the contractor to provide a SWPPP or justification if a SWPPP is not needed.

TASK 2.3.1: CONSTRUCTION DOCUMENTS

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 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 Sheet (as necessary)
o. Site Restoration Plans
p. Additional plan sheets necessary to create a plan set suitable for bidding and construction

Anticipated drawings are summarized in the table below.

Sheet	Drawing	Title
1	G-1	General - Title Sheet and Location Map
2	G-2	General - Sheet Index, General Notes and Abbreviations
3	G-3	General – Symbols, Pipe and Equipment Schedules
4	G-4	General – Process Flow Diagram and Design Criteria (1 of 2)
5	G-5	General – Process Flow Diagram and Design Criteria (2 of 2)
6	G-5	General – Existing Conditions, Survey Control, and Staging
7	D-1	Demolition – Demolition Removal - Plan

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Sheet	Drawing	Title
8	D-2	Demolition – Demolition Removal - Details
9	C-1	Civil – Site Plan
10	C-2	Civil – Grading and Pavement Plan
11	C-3	Civil – Yard Piping Plan
12	C-4	Civil – Details
13	C-5	Civil – Details
14	C-6	Civil – Erosion Control Plan
15	C-7	Civil – Horizontal Control Data Tables
17	SD-1	Structural – General Notes
18	SD-2	Structural – General Notes
19	SD-3	Structural – Special Inspections
20	S-1	Structural – Typical Details - Concrete
21	S-2	Structural – Typical Details - Concrete
22	S-3	Structural – Typical Details – Steel / Miscellaneous Metals
20	S-4	Structural – Typical Details – Steel / Miscellaneous Metals
21	S-5	Structural – Sludge Press Foundation Plan and Framing Plan
22	S-6	Structural – Sludge Press Sections
23	S-4	Structural – Sludge Holding Foundation Plan
24	S-5	Structural – Sludge Holding Sections
25	S-6	Structural – Sludge Feed Pump Station Foundation Plan
26	S-7	Structural – Sludge Feed Pump Station Sections
27	S-8	Structural – Details
28	S-9	Structural – Details
29	S-10	Structural – Details
30	M-1	Mechanical – Key Map and General Notes
31	M-2	Mechanical – Sludge Press Plan
32	M-3	Mechanical – Sludge Press Sections
33	M-4	Mechanical – Sludge Holding Plan
34	M-5	Mechanical – Sludge Holding Sections
35	M-6	Mechanical – Sludge Feed Pump Station Plan
36	M-7	Mechanical – Sludge Feed Pump Station Sections
37	M-8	Mechanical – Details
38	M-9	Mechanical – Details
39	M-10	Mechanical – Details
40	E-1	Symbols/General Notes
41	E-2	P&ID
42	E-3	Site Plan (1 of 2)
43	E-4	Site Plan (2 of 2)
44	E-5	Single Line Diagram and Schedule (1 of 2)
45	E-6	Single Line Diagram and Schedule (2 of 2)
46	E-7	Electrical Details

An updated plant-wide process flow diagram will be prepared. Dudek assumes City staff will provide markups to the 1985 original as-builts indicating any changes made to the WTP since original construction. The updated

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process flow diagram will incorporate 2012 Plant Optimization process changes as well as sludge press process upgrades.

Sludge press platform structural design is assumed to completed by the equipment vendor. Note that some sludge press vendors may not have established platform design; therefore, platform design services by Dudek/Kelsey Structural are included as an optional task.

Site Security plans (perimeter fencing and gates improvements) are not included.

New piping diameters are anticipated to be small; therefore, detailed piping profiles are not necessary. New pipe elevations will be identified in civil plan views and mechanical sections.

Prepare detailed specifications for project construction.

Specifications will be prepared in conjunction with Standard Plans for Public Works Construction (Greenbook). Additional special provisions and technical specifications will be prepared for improvements not covered by Greenbook or City Standard Specifications.

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

Anticipated plan and specification deliverables for each design level include:

- *30% Submittal will include conceptual layouts for major civil, structural, mechanical, and electrical improvements along with some sections and details as appropriate to establish planned improvement extents and approach for future design submittals. Specifications will not be included with this submittal.*
- *60% Submittal will include substantially completed draft drawings including plans, sections, and key details for each engineering discipline. Details which do not have significant impact on final design will be omitted. Key specifications will be drafted including the Table of Contents, Summary of Work, Maintenance of Plant Operation, Sludge Press Equipment, and Sludge Feed Pumps.*
- *90% Submittal will include a complete draft of the final plans and technical specifications.*
- *100% Submittal will comprise of complete final plans and specifications.*
- *Deliverable Format: All submittals will be in PDF format. Hard copies of the final plans and specs will also be provided.*

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

The bid form will be prepared for the 90% and 100% design levels. Dudek assumes no more than 25 bid items will be included on the bid form.

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

Itemized EOPC will be prepared for each design level.

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Task 3: Project Management and Meetings

The following subtasks provide additional detail on scope items related to Task 3.

Task 3.1: Monthly Invoicing and Billing Reports

Prepare monthly invoices with cover letters 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.

Task 3.2: Monthly Project Meetings

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.

Task 3.3: Design Review Meetings

Attend in-person design review meetings at the project kickoff, 30%, 60%, 90% and final design completion levels. Meeting agendas will be established in collaboration with MUED staff.

The project kickoff meeting will occur under Task 1 on the same date as the site walk. Project update meetings will be attended in person by Project Manager and/or Senior Engineer.

Task 3.4: QA/QC

Quality assurance is a project management responsibility to be conducted in accordance with a specific quality control plan. The Project QA/QC Plan is prepared by the Project Manager, in collaboration with the Quality Control Team, prior to the kick-off meeting. Key elements of our QA/QC Plan include the following:

- *True peer-review based QC process where submittals receive full review*
- *Project quality roles and responsibilities of the project manager, principal in charge, project engineers, and quality control reviewers*
- *Master deliverables list with scheduled submittal dates, review(s) to be performed (i.e. client standards, intra-discipline, inter-discipline, constructability), QC review deadline, and assigned QC reviewer(s)*
- *Submittal quality control review process and documentation requirements*
- *Subconsultant submittal validation procedures.*

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EXHIBIT "B"
PROJECT SCHEDULE

[ATTACHED]

Proposed Project Schedule

Figure 4. Proposed Project Schedule

ID	Task Name	Duration	Start
1	**Hinckley WTP Sludge Press**	**180 days**	**Mon 4/25/22**
2	**Phase 1 - Alternatives Evaluation**	**45 days**	**Mon 4/25/22**
3	1.1 Site and Process Assessment	5 days	Mon 4/25/22
4	1.2 Equipment Research	30 days	Mon 4/25/22
5	1.3 Capacity Analysis	30 days	Mon 4/25/22
6	1.4 Access Planning	15 days	Mon 5/16/22
7	1.5 Regulatory Constraints	15 days	Mon 5/16/22
8	1.6 Life Cycle Cost Analysis	5 days	Mon 5/30/22
9	1.7 Tech Memo	35 days	Mon 5/9/22
10	**Phase 2 - Final Design**	**135 days**	**Mon 6/27/22**
11	2.1 Site Survey & Basemap	15 days	Mon 6/27/22
12	2.2 Geotechnical Investigation	15 days	Mon 6/27/22
13	**2.3 Final Engineering**	**120 days**	**Mon 7/18/22**
14	30% PS&E	20 days	Mon 7/18/22
15	City Review	5 days	Mon 8/15/22
16	60% PS&E	30 days	Mon 8/22/22
17	City Review	10 days	Mon 10/3/22
18	90% PS&E	25 days	Mon 10/17/22
19	City Review	5 days	Mon 11/21/22
20	100% PS&E	20 days	Mon 11/28/22
21	City Review	5 days	Mon 12/26/22
22	**Project Management & Administration**	**170 days**	**Fri 4/29/22**
23	Kickoff Meeting & Field Assessment	0 days	Fri 4/29/22
24	Phase 1 Workshop	0 days	Mon 6/20/22
25	30% PS&E Meeting	0 days	Wed 8/17/22
26	60% PS&E Meeting	0 days	Wed 10/12/22
27	90% PS&E Meeting	0 days	Wed 11/23/22
28	100% PS&E Meeting	0 days	Fri 12/23/22

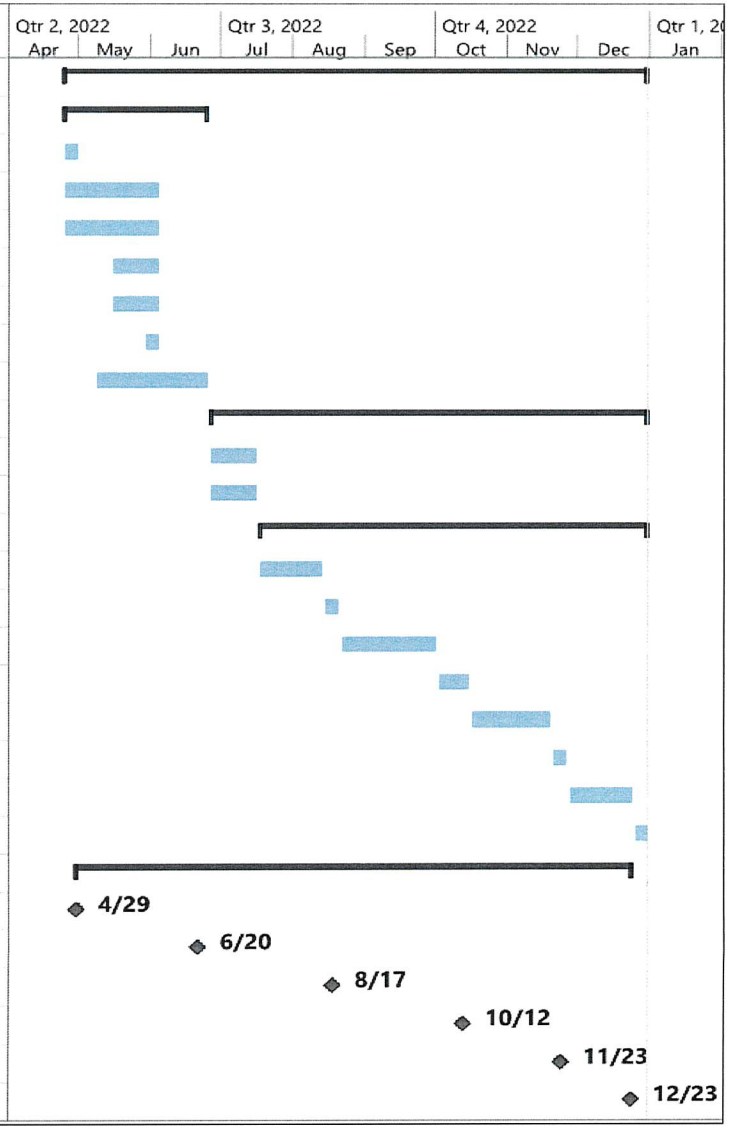

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EXHIBIT "C"

COST PROPOSAL

[ATTACHED]

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City of Redlands

Hinckley WTP Sludge Press

DUDEK FEE ESTIMATE

3/21/2022

		Dudek Labor Hours and Rates								Subconsultant Fees						
	Project Team Role:	PIC - QA/QC	Project Manager	Senior Engineer	Project Engineer	CAD Designer	Admin			Survey	Geotechnical	Structural	Electrical	Pothole		
	Team Member:	Chuck Gresly	Greg Guillen	Brian Robertson	Agata Bugaia	Nikki Hunter	Michelle Kinney	TOTAL DUDEK	DUDEK LABOR	GSI	Converse	Kelsey	Rizza	AirX	OTHER DIRECT	
	Billable Rate :	$275	$245	$240	$185	$190	$145	HOURS	COSTS	Fee	Fee	Fee	Fee	Fee	COSTS	TOTAL FEE
Task 1	**Phase 1 - Alternative Evaluation**															
1.1	Site and Process Assessment		8	4	16			28	$ 5,880			$700	$800			$ 7,380
1.2	Equipment Research and Installations Visits (2)		16	8	8			32	$ 7,320				$800		$ 400	$ 8,520
1.3	Capacity Analysis		4		8			12	$ 2,460							$ 2,460
1.4	Foundations and Access			2				2	$ 480			$700				$ 1,180
1.5	Regulatory Constraints		4		8			12	$ 2,460							$ 2,460
1.6	Life Cycle Cost Analysis		8		16			24	$ 4,920							$ 4,920
1.7	Tech Memo / Slide Deck		16	4	40			60	$ 12,280							$ 12,280
	Subtotal Task 1		**56**	**18**	**96**			**170**	**$ 35,800**	**$ -**	**$ -**	**$ 1,400**	**$ 1,600**	**$ -**	**$ 400**	**$ 39,200**
Task 2	**Phase 2 - Final Design**															
2.1	Site Survey, Basemap and Utility Research			1	4	4		9	$ 1,740	$11,000		$800		$9,000		$ 22,540
2.2	Geotechnical Investigation			1				1	$ 240		$17,000	$400				$ 17,640
2.3.1	30% PS&E		16	40	60	60		176	$ 36,020			$8,000	$6,000			$ 50,020
2.3.2	60% PS&E		8	60	80	120		268	$ 53,960			$24,000	$10,000			$ 87,960
2.3.3	90% PS&E		8	40	40	80	4	172	$ 34,740			$12,000	$6,500			$ 53,240
2.3.4	100% PS&E		8	32	40	40	4	124	$ 25,220			$8,000	$4,000		$ 200	$ 37,420
	Subtotal Task 2		**40**	**174**	**224**	**304**	**8**	**750**	**$ 151,920**	**$ 11,000**	**$ 17,000**	**$ 53,200**	**$ 26,500**	**$ 9,000**	**$ 200**	**$ 268,820**
Task 3	**Project Management**															
3.1	Monthly Invoicing and Billing Reports		12				8	20	$ 4,100							$ 4,100
3.2	Monthly Project Meetings		16	16	8			40	$ 9,240							$ 9,240
3.3	In-Person Design Review Meetings		30	30	10			70	$ 16,400						$ 1,000	$ 17,400
3.4	QA/QC	8						8	$ 2,200							$ 2,200
	Subtotal Task 3		**46**	**46**	**18**			**110**	**$ 25,640**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,000**	**$ 26,640**
	Total Hours and Fee	**8**	**154**	**238**	**338**	**304**	**16**	**1058**	**$ 219,660**	**$ 11,000**	**$ 17,000**	**$ 54,600**	**$ 28,100**	**$ 9,000**	**$ 1,600**	**$ 340,960**
	Percent of Hours:	*1%*	*15%*	*22%*	*32%*	*29%*	*2%*	*100%*								
Optional Services																
Task 4																
4.1	Structural Platform Design			2		2		4	$ 860			$13,000				$ 13,860
	Subtotal Task 4			**2**		**2**		4	**$ 860**	**$ -**	**$ -**	**$ 13,000**	**$ -**	**$ -**	**$ -**	**$ 13,860**
	Total Optional Hours and Fee	**8**		**2**		**2**		**4**	**$ 860**			**$ 13,000**				**$ 13,860**

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

X I am aware of the provisions of Section 3700 of the Labor Code which requires every employer to be insured against liability for Workers' Compensation or to undertake self-insurance in accordance with the provisions of that Code, and I will comply with such provisions before commencing the performance of the work and activities required or permitted under this Agreement. (Labor Code §1861).

_____ I affirm that at all times, in performing the work and activities required or permitted under this Agreement, I shall not employ any person in any manner such that I become subject to the workers' compensation laws of California. However, at any time, if I employ any person such that I become subject to the workers' compensation laws of California, immediately I shall provide the City with a certificate of consent to self-insure, or a certification of workers' compensation insurance.

I certify under penalty of perjury under the laws of the State of California that the information and representations made in this certificate are true and correct.

DUDEK

DocuSigned by:

By: EDE486A43DB444B...

Bob Ohlund, P.E., Vice President

Date: **4/1/2022 | 9:35:57 AM PDT**

City Council Meeting **G. 13.**

DATE: 12/19/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Reject all bids received for the Cypress Avenue and Cajon Street Traffic Signal Improvement project, Project No. 253008, and direct staff to solicit new bids for the project as funds become available (Municipal Utilities and Engineering Director Harris)

MOTION(S):

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

I move that the City Council reject all bids received for construction of the Cypress Avenue and Cajon Street Traffic Signal Improvement Project, Project No. 253008, and direct staff to solicit new bids for the project as funds become available.

RECOMMENDATION:

Staff recommends City Council reject all bids received for construction of the Cypress Avenue and Cajon Street Traffic Signal Improvement Project, Project No. 253008, and direct staff to solicit new bids for the project as funds become available.

DISCUSSION:

The Cypress Avenue and Cajon Street Traffic Signal Improvement (Project) will improve traffic flow through this heavily congested intersection adjacent to Kingsbury Elementary School. This intersection is currently stop-sign controlled. The project will replace the four-way stop signs with four (4) new mast arm traffic signal poles, signal heads, pedestrian heads, luminaires, conduit signal cabinet/controller, signal service cabinet, video/radar detection, striping, sidewalks, and ADA compliant curb ramps at the intersection.

Staff finalized the plans and specifications and advertised the Project for construction. On October 19, 2023, the City Clerk's office received and opened the following five (5) bids:

BID OPENING REPORT SUMMARY	
BIDDER	**TOTAL BID AMOUNT**
1. Elecnor Belco Eelectric, Inc., Chino, CA	$777,888.00
2. DBX Inc., Temecula, CA	$872,025.00
3. Calpromax Engineering, Inc., Placentia, CA	$897,510.00
4. BWW & Company, Redlands, CA	$965,072.85
5. ILB Electric, Corona, CA	$1,029,829.00

All bids exceed the Engineer's Opinion of Probable Cost for construction of the Project and the Traffic Signal Fund balance. Therefore, staff recommends that City Council reject all bids and direct staff to issue a new bid notice when funding is available. If approved, MUED staff will explore grant funding opportunities to supplement Project construction costs.

ALTERNATIVES:

City Council may elect to award the Project to the lowest bidder. However, this alternative is not recommended as all bids exceed the Engineer's Opinion of Probable Cost for construction and the available Traffic Signals Fund.

STRATEGIC PLAN:

N/A

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

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

REVIEWED BY:
Janice McConnell, Assistant City Manager
Goutam K. Dobey, City Engineer

PREPARED BY:
Elva Arellanes, Associate Engineer

Fiscal Impact

Discussion:

There is no fiscal impact associated with rejecting all bids received.

Attachments

Bid Opening Report
Project Plans
Project Specifications

CITY OF REDLANDS
OFFICE OF THE CITY CLERK
BID OPENING REPORT

The following bids were opened on the **19th day of October 2023 at 2:00 p.m.** on behalf of the Municipal Utilities and Engineering Department for **Cajon Street and Cypress Avenue Traffic Signal Improvement Project - 253008**. 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 (N/A)	Total Bid Amount
1	Belco-Elecor, Chino CA	Yes	Yes	N/A	$777,888.00
2	DBX, inc., Temecula Ca	Yes	Yes	N/A	$872,025.00
3	Calpromax Engineering, Inc., Placentia CA	Yes	Yes	N/A	$897,510.00
4	BWW & Company, Redlands CA	Yes	Yes	N/A	$965,072.85
5	ILB Electric, Corona CA	Yes	Yes	N/A	$1,029,829.00

Jeanne Donaldson, City Clerk
City of Redlands, California

Emailed: Councilmembers,
City Manager, PIO, Press
Department Head: John Harris
Staff: Elva Arellanes; Goutam Dobey

CONSTRUCTION PLANS FOR
CITY OF REDLANDS

CYPRESS AVENUE AND CAJON STREET TRAFFIC SIGNAL PROJECT

CITY PROJECT No. 253008

SIGNING AND STRIPING GENERAL NOTES

1. ALL INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE 2023 STANDARD PLANS AND SPECIFICATIONS OF THE STATE OF CALIFORNIA, AND THE CALIFORNIA MANUAL OF TRAFFIC CONTROL DEVICES (CA MUTCD) (2014 EDITION, REV 7), THE CURRENT CITY OF REDLANDS STANDARD SPECIFICATIONS AND DETAILS, UNLESS SPECIFIED ON THE PLANS.

2. PROCEDURES FOR PAINTING OF STRIPING AND PAVEMENT MARKINGS AND INSTALLATION OF PAVEMENT MARKERS SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND THE FOLLOWING PROVISIONS:

   A. ALL PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH THE CURRENT EDITION OF THE TRAFFIC MANUAL, PUBLISHED BY THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION.

   B. ALL CONFLICTING TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL BE REMOVED.

   C. ALL CONTROL POINTS AND SPOTTING REMOVED DURING REMOVAL PROCESS SHALL BE REPLACED PRIOR TO INSTALLATION OF STRIPING AND MARKINGS.

   D. ALL CONTROL POINTS AND SPOTTING SHALL BE INSPECTED AND APPROVED BY THE CITY STAFF PRIOR TO INSTALLATION OF NEW OR REPLACEMENT STRIPING AND MARKINGS.

   E. UNDER NO CONDITIONS SHALL A ROADWAY BE LEFT OVER NIGHT, WEEKENDS OR HOLIDAYS WITHOUT APPROPRIATE STRIPING AND MARKINGS TO THE SATISFACTION OF THE CITY STAFF.

   F. ALL TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL BE INSTALLED WITH ALL APPROPRIATE PERMITS AND TRAFFIC CONTROL MEASURES, IN ACCORDANCE WITH THE CA MUTCD.

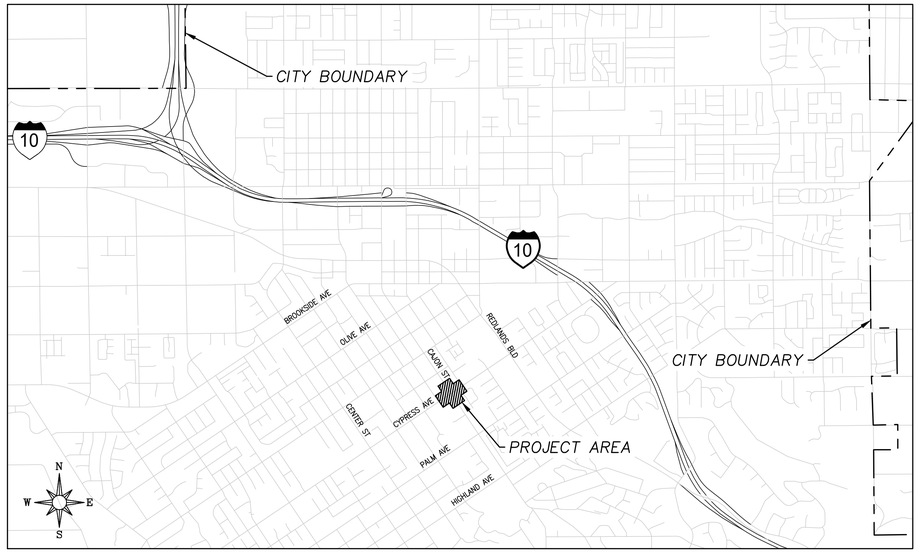
   G. TEMPORARY OR CONSTRUCTION STRIPING AND MARKINGS SHALL BE IN ACCORDANCE WITH THE CA MUTCD AND AS DIRECTED BY THE CITY STAFF.

TRAFFIC SIGNAL GENERAL NOTES

1. ALL INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE 2023 STANDARD PLANS AND SPECIFICATIONS OF THE STATE OF CALIFORNIA, AND THE CALIFORNIA MANUAL OF TRAFFIC CONTROL DEVICES (2014 EDITION, REV 7), THE CURRENT CITY OF REDLANDS STANDARD SPECIFICATIONS AND DETAILS, UNLESS SPECIFIED ON THE PLANS.
2. THE EXACT LOCATION OF SIGNAL STANDARDS SHALL BE DETERMINED IN THE FIELD BY THE CITY STAFF.
3. ALL SIGNAL HEAD SHALL BE PROVIDED WITH METAL BACKPLATES. SIGNAL HEADS SHALL NOT BE PLASTIC. ALL SIGNAL INDICATIONS SHALL BE 12" L.E.D.'S PER THE PROJECT SPECIFICATIONS.
4. ALL PULL BOXES SHALL BE No. 6 SINGLE DEPTH UNLESS OTHERWISE SHOWN AND SHALL BE SET ON 6" OF 3/4" GRAVEL. ALL PULL BOX BOTTOMS SHALL BE SEALED WITH 2" MORTAR WITH A 1" WEEP HOLE. ALL CONDUITS INSTALLED IN ANY PULL BOXES SHALL BE CUT OFF 3" ABOVE THE BOTTOM. MAXIMUM PULL BOX SPACING SHALL BE 200'.
5. ALL CONDUIT SHALL BE SCHEDULE 80 P.V.C. AND SHALL HAVE A MINIMUM OF 24" COVER IN ALL TRAFFIC LOADED AREAS. THERE SHALL BE A 24" RADIUS ON ALL CONDUIT BENDS.
6. THE CONTRACTOR SHALL INSTALL APS TYPE PUSH BUTTONS.
7. CONDUIT BETWEEN PULL BOX AND SIGNAL STANDARD SHALL BE 2–1/2" RIGID FOR TYPE 1–A AND 3" RIGID FOR ALL MAST ARM POLES.
8. SOUTHERN CALIFORNIA EDISON (SCE) SHALL PROVIDE SERVICE FOR THE SIGNAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FEED AS SHOWN ON THIS PLAN.
9. CONTRACTOR TO COORDINATE WITH SOUTHERN CALIFORNIA EDISON (SCE) AND OTHER UTILITY COMPANIES.
10. THE CONTRACTOR SHALL INSTALL A TYPE IV PHOTO ELECTRIC CELL (PEC) TO OPERATE THE LUMINAIRES ON EACH STANDARD.
11. SAFETY LIGHTING SHALL HAVE #8 COPPER WIRE (ONE BLACK, ONE WHITE) AND #10 COPPER WIRE GOING UP IN THE POLE.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR POTHOLING ALL TRAFFIC SIGNAL POLE LOCATIONS, PRIOR TO PROCURING EQUIPMENT.

ABBREVIATIONS

PROP.	PROPOSED	FS	FINISHED SURFACE	VAR	VARIES
EX.	EXISTING	LIP	LIP OF GUTTER	N'LY	NORTHERLY
TEMP.	TEMPORARY	WV	WATER VALVE	E'LY	EASTERLY
C&G	CURB AND GUTTER	WM	WATER METER	S'LY	SOUTHERLY
EP	EDGE OF PAVEMENT	PB	PULLBOX	W'LY	WESTERLY
FL	FLOW LINE	G	GAS VALVE	STA.	STATION
TC	TOP OF CURB	SD	STORM DRAIN	ELEV	ELEVATION
BCR	BEGINNING OF CURB RETURN	FH	FIRE HYDRANT	PCC	PORTLAND CEMENT CONCRETE
ECR	END OF CURB RETURN	MH	MANHOLE	CB	CATCH BASIN
℄	CENTERLINE	E	ELECTRICAL	MH	SEWER MANHOLE
R/W	RIGHT–OF–WAY	T	TELEPHONE	LT	LEFT
BX	BOTTOM OF WING	MB	MAILBOX	RT	RIGHT
TX	TOP OF WING	PP	POWER POLE	EA	EACH
AC	ASPHALT CONCRETE				



VICINITY MAP
N.T.S.

INDEX OF SHEETS:

SHEET 1 – TITLE SHEET
SHEET 2 – STREET IMPROVEMENT PLAN
SHEET 3 – SIGNING AND STRIPING PLAN
SHEET 4 – TRAFFIC SIGNAL PLAN

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

STREET IMPROVEMENT GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK)," 2021, THE "STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION," 2021, AND THESE CITY OF REDLANDS STANDARD SPECIFICATIONS. ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE MUNICIPAL UTILITIES AND ENGINEERING DEPARTMENT (MUED) DIRECTOR OR APPOINTED REPRESENTATIVE.
2. THE APPROXIMATE LOCATIONS OF KNOWN EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THIS PLAN. THE UTILITIES ARE PLOTTED FROM RECORD AND FIELD DATA. THE ENGINEER ASSUMES NO LIABILITY AS TO THE EXACT LOCATION OF SAID LINES WHETHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES PRIOR TO WORK OR EXCAVATION TO DETERMINE THE EXACT LOCATIONS OF UNDERGROUND LINES.
3. STREETS MAY BE REQUIRED TO HAVE A MILL AND OVERLAY APPLIED AT THE OPTION OF THE MUNICIPAL UTILITIES AND ENGINEERING DEPARTMENT (MUED) DIRECTOR OR APPOINTED REPRESENTATIVE. TYPE OF MILL AND OVERLAY IS TO BE DETERMINED BY THE MUNICIPAL UTILITIES AND ENGINEERING DEPARTMENT (MUED) DIRECTOR OR APPOINTED REPRESENTATIVE.
4. RESURFACE EXISTING ROADWAY, AS DIRECTED BY THE ENGINEER OR APPOINTED REPRESENTATIVE, DUE TO UTILITY INSTALLATIONS AND CONSTRUCTION DAMAGE
5. EXISTING STRIPING SHALL BE REMOVED AND REPLACED AS NECESSARY. NEW STRIPING AND PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE STRIPING PLAN APPROVED BY THE MUNICIPAL UTILITIES AND ENGINEERING DEPARTMENT (MUED) DIRECTOR OR APPOINTED REPRESENTATIVE.
6. CURB INSTALLATIONS AT LESS THAN 0.50% GRADE SHALL HAVE CONSTRUCTION STAKES SET AT 12.5 FOOT MAXIMUM INTERVALS AND ALL CURB FORMS SHALL BE CHECKED FOR GRADE COMPLIANCE PRIOR TO CONCRETE POUR. MAXIMUM DEVIATION FROM DESIGN PROFILE GRADE AT ANY LOCATION SHALL BE 0.01 FOOT.
7. 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 AT 811 OR (TOLL FREE) AT 1–800–422–4133, TWO WORKING DAYS BEFORE YOU DIG.
8. SOILS REPORT WITH LABORATORY TESTS OF THE "R" VALUE AND SOILS ENGINEER'S STREET STRUCTURAL SECTION RECOMMENDATION SHALL BE REVIEWED AND APPROVED BY THE CITY PRIOR TO ISSUANCE OF THE ENCROACHMENT PERMIT.
9. ASPHALT CONCRETE PAVEMENT SECTIONS ON NEW STREETS GREATER THAN 3 INCHES (75 MM) THICK SHALL BE PLACED IN A MINIMUM OF TWO LIFTS WITH THE LAST LIFT BEING DELAYED UNTIL 95% OF ALL CONSTRUCTION HAS BEEN COMPLETED.
10. THE FINAL PAVEMENT OR SURFACE LAYER OF ASPHALTIC CONCRETE ROADWAY PAVEMENT SHALL NOT BE PLACED UNTIL ALL UTILITIES AND UTILITY LATERALS WITHIN THE ROADWAY HAVE BEEN INSTALLED, COMPACTED, TESTED AND ACCEPTED BY THE CITY, ALL ON–SITE IMPROVEMENTS INCLUDING ALL GRADING HAVE BEEN COMPLETED AND ALL UNACCEPTABLE PARKWAY AND ROADWAY IMPROVEMENTS ARE REMOVED AND REPLACED TO THE SATISFACTION OF THE CITY.
11. 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.
12. CUT STONE CURB REMOVED FOR CONSTRUCTION SHALL BE DELIVERED TO CITY DESIGNATED STORAGE YARD WITH CITY OF REDLANDS.

Know what's below. Call before you dig.

City of REDLANDS "A CITY THAT WORKS"

LINE IS 2 INCHES AT FULL SIZE
IF NOT 2" – SCALE ACCORDINGLY

BENCHMARK

DATES OF SURVEY NOVEMBER 14-20, 2022.

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Letter	Description	Date	Initial	Initial	Initial

Revisions

Plan Prepared By: Giuseppe S. Canzonieri

9/27/2023
Date

KOA
A LOCHNER COMPANY
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REGISTERED PROFESSIONAL ENGINEER
GIUSEPPE S. CANZONIERI
No. C79006
CIVIL
STATE OF CALIFORNIA

CITY OF REDLANDS
Municipal Utilities and Engineering Department

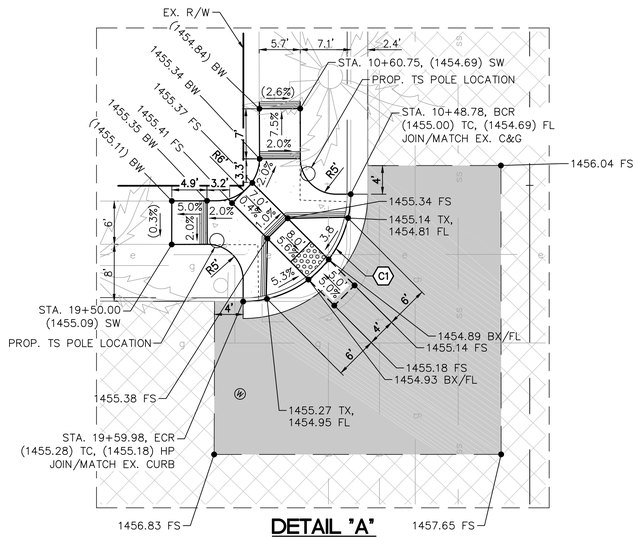
CYPRESS AVENUE AND CAJON STREET TRAFFIC SIGNAL PROJECT
PROJECT NO. 253008
TITLE SHEET

2413 - TS

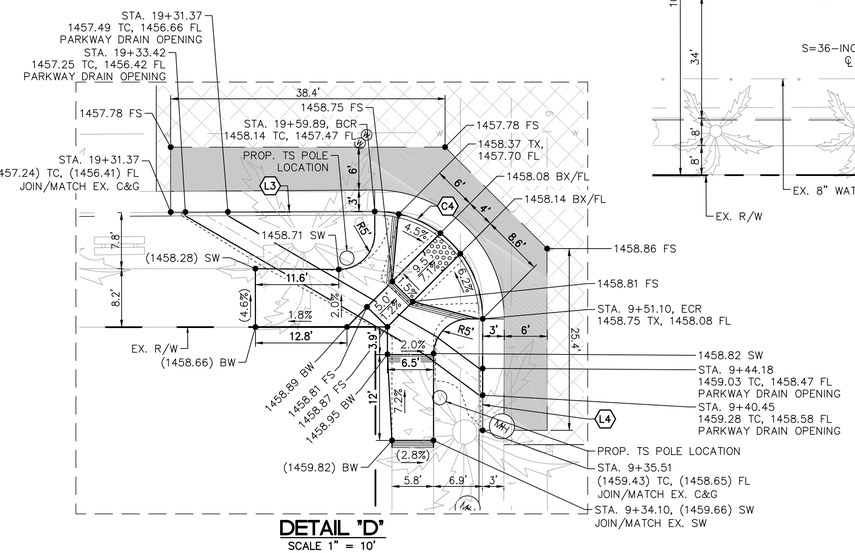
Designed by: RP
Date: 9/12/2023
Checked by: AA
Date: 9/12/2023
Drawn by: KA
Date: 8/22/2023
Checked by:
Date:

Reviewed By: 9/27/2023
Gerard Nepomuceno, Civil Engineer, R.C.E. 93200 Date
Approved By: 9/27/2023
Goutam K. Dobey, Engineering Manager, R.C.E. 75646 Date

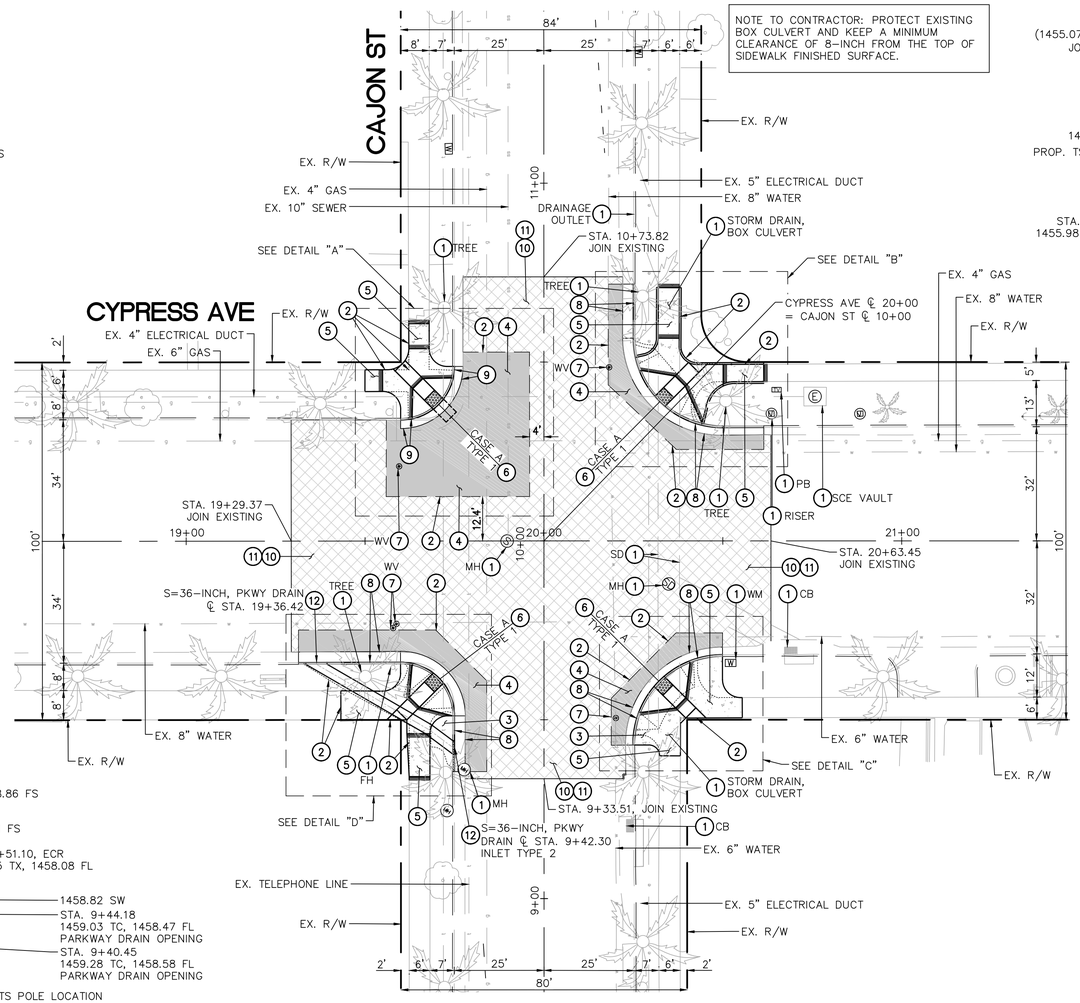
Sheet 1 of 4 Sheets
Scale: Horiz. N/A
Vert. N/A

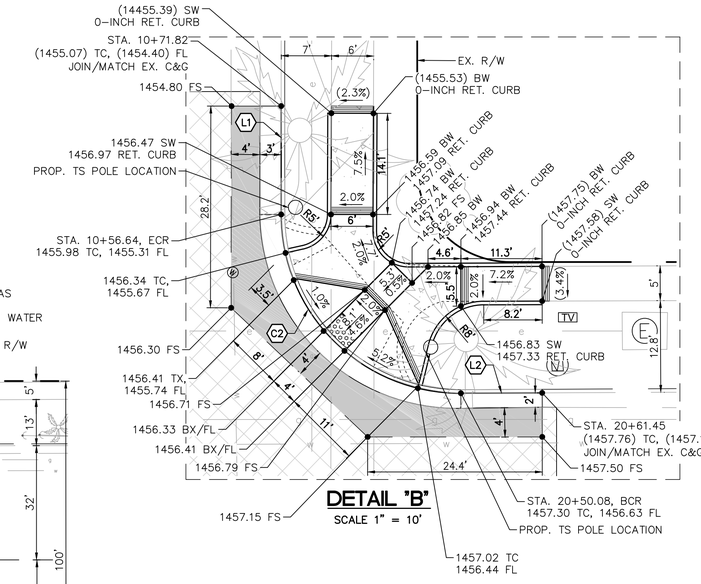


DETAIL "A"
SCALE 1" = 10'

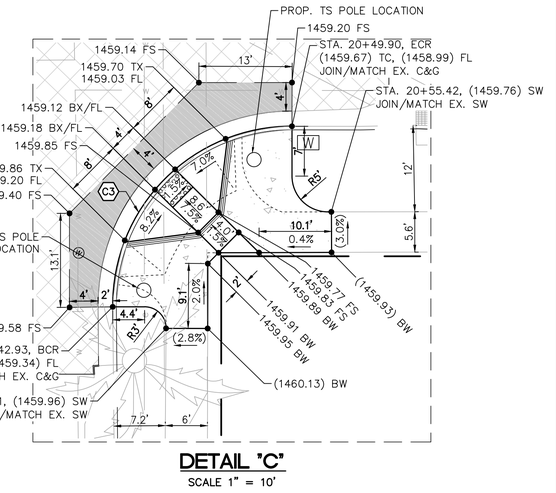


DETAIL "D"
SCALE 1" = 10'





DETAIL "B"
SCALE 1" = 10'



DETAIL "C"
SCALE 1" = 10'

CONSTRUCTION NOTES

1. PROTECT IN PLACE.
2. REMOVAL LIMIT. SAWCUT CONCRETE, ASPHALT, AND OTHER HARDSCAPE SURFACE AND REMOVE TO THE LIMITS SHOWN ON THIS PLAN.
3. REMOVE EXISTING AND RESTORE LANDSCAPE AND IRRIGATION TO THE SATISFACTION OF THE FIELD ENGINEER.
4. REMOVE EXISTING AND CONSTRUCT 3-INCH AC PAVEMENT (HMA TYPE C2-PG 64-10) OVER 4-INCH CRUSHED AGGREGATE BASE. FINAL 2-INCH CAP SHALL BE CONSTRUCTED CONCURRENTLY WITH THE 2-INCH AC PAVEMENT OVERLAY.
5. CONSTRUCT 4-INCH THICK PCC SIDEWALK OVER 95% COMPACTED NATIVE PER CITY OF REDLANDS STANDARD PLAN 705.
6. CONSTRUCT 4-INCH THICK PCC CURB RAMP WITH 3'X4' DETECTABLE WARNING SURFACE OVER 90% COMPACTED NATIVE PER SPPWC STANDARD PLAN 111-5, CASE AND TYPE PER PLAN.
7. ADJUST EXISTING UTILITY TO GRADE, UTILITY TYPE AS SHOWN ON PLANS.
8. CONSTRUCT 8-INCH PCC CURB AND GUTTER PER SPPWC STANDARD PLAN 120-3, DETAIL A2-8. GUTTER WIDTH VARIES, AS SHOWN ON PLAN.
9. CONSTRUCT 4-INCH PCC CURB AND GUTTER PER SPPWC STANDARD PLAN 120-3 (A2-8 MOD). GUTTER WIDTH VARIES, AS SHOWN ON PLAN.
10. COLD MILL AC PAVEMENT, 2-INCH DEPTH.
11. CONSTRUCT 2-INCH AC PAVEMENT (HMA TYPE C2-PG 64-10) OVERLAY.
12. CONSTRUCT PARKWAY DRAIN, INLET TYPE 2, PER SPPWC STANDARD PLAN 151-3. S=36-INCH.

LINE TABLE		
L#	LENGTH	DIRECTION
L1	15.15'	N33° 58' 57.18"W
L2	11.36'	N55° 46' 25.66"E
L3	28.51'	S55° 47' 07.49"W
L4	15.59'	S33° 55' 50.32"E

CURVE TABLE				
C#	LENGTH	RADIUS	DELTA	TANGENT
C1	23.59'	15.00'	090°06'53.14"	15.03'
C2	39.37'	25.00'	090°14'19.37"	25.10'
C3	39.56'	25.00'	090°40'22.78"	25.30'
C4	23.66'	15.00'	090°21'35.57"	15.09'

LEGEND:

- PCC SIDEWALK
- AC PAVEMENT
- COLD MILL AND OVERLAY

0 20 40
SCALE 1"=20'

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9/27/2023
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No. C79006
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Municipal Utilities and Engineering Department

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Sheet 2 of 4 Sheets
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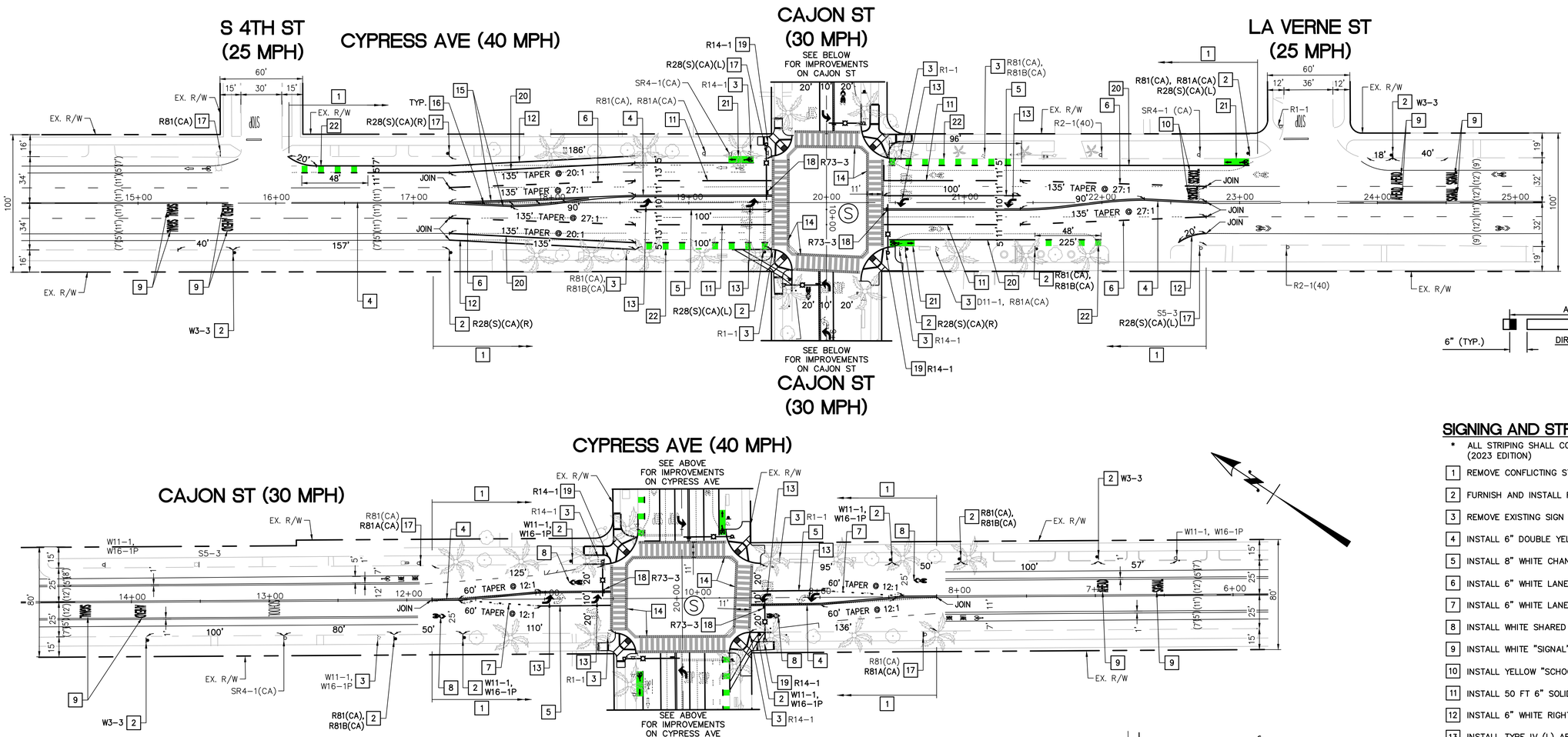
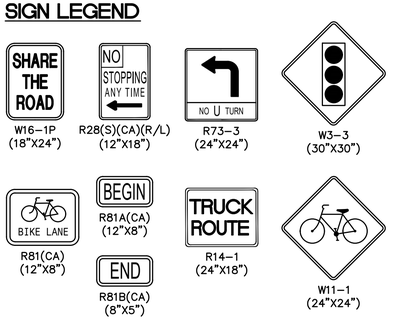


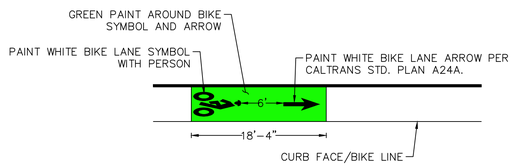
SIGN LEGEND



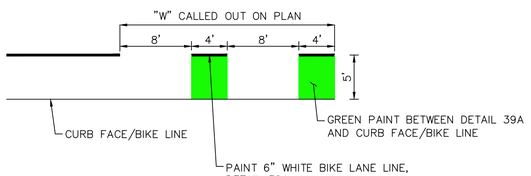
LEGEND

1. = EXISTING STRIPING & MARKINGS TO REMAIN.
   = EXISTING STRIPING & MARKINGS TO BE REMOVED.
   = PROPOSED STRIPING & MARKINGS.
2. = EXISTING SIGN AND POST.
   = EXISTING SIGN AND POST TO BE REMOVED OR RELOCATED.
   = PROPOSED SIGN AND POST.
3. (S) = SIGNALIZED INTERSECTION.

811 Know what's below. Call before you dig.



DETAIL "B"
NOT TO SCALE



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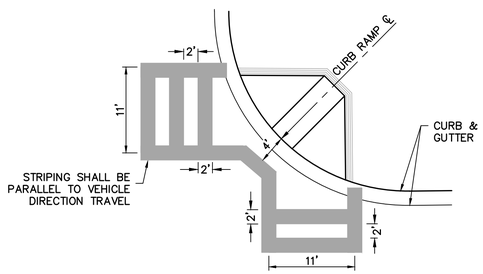
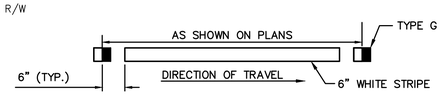


LADDER CROSS WALK DETAIL
NOT TO SCALE



DETAIL "A"
NOT TO SCALE

SIGNING AND STRIPING CONSTRUCTION NOTES

* ALL STRIPING SHALL CONFORM TO CALTRANS STANDARD PLANS AND SPECIFICATIONS (2023 EDITION)

1. REMOVE CONFLICTING STRIPING/PAVEMENT MARKINGS BY GRINDING.
2. FURNISH AND INSTALL ROADSIDE SIGN AND POST.
3. REMOVE EXISTING SIGN AND POST.
4. INSTALL 6" DOUBLE YELLOW CENTERLINE, DETAIL 22.
5. INSTALL 8" WHITE CHANNELIZING LINE, DETAIL 38.
6. INSTALL 6" WHITE LANE LINE, DETAIL 9.
7. INSTALL 6" WHITE LANE LINE EXTENSION, DETAIL 40.
8. INSTALL WHITE SHARED ROADWAY BICYCLE PAVEMENT MARKING.
9. INSTALL WHITE "SIGNAL", "AHEAD" PAVEMENT MARKING.
10. INSTALL YELLOW "SCHOOL" PAVEMENT MARKING.
11. INSTALL 50 FT 6" SOLID WHITE STRIPE PER DETAIL "A".
12. INSTALL 6" WHITE RIGHT EDGELINE, DETAIL 27B.
13. INSTALL TYPE IV (L) ARROW.
14. INSTALL 12" YELLOW LADDER CROSSWALK.
15. INSTALL 6" YELLOW MEDIAN ISLAND, DETAIL 29.
16. INSTALL 4" YELLOW DIAGONAL STRIPE 20' C-C.
17. FURNISH AND INSTALL ROADSIDE SIGN ON EXISTING POST AND/OR POLE.
18. FURNISH AND INSTALL SIGN ON MAST ARM PER CALTRANS STANDARD PLAN ES-7N, DETAIL U.
19. FURNISH AND INSTALL SIGN ON SIGNAL POLE PER CALTRANS STANDARD PLAN RS4.
20. INSTALL 6" WHITE BIKE LANE LINE, DETAIL 39.
21. INSTALL GREEN PAINT AND BIKE LANE SYMBOL PER DETAIL "B".
22. INSTALL DASHED GREEN PAINT AND DASHED LANE LINE PER DETAIL "C".

0 40 80
SCALE 1"=40'
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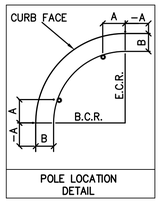
Sheet 3 of 4 Sheets
Scale: Horiz. 1" - 40'
Vert. N/A

POLE SCHEDULE

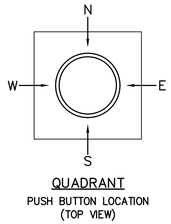
NO.	POLE DATA TYPE	HEIGHT	SIGNAL M.A. LENGTH	LUMINAIRE M.A. LENGTH	LUMINAIRE LED EQ WATTS	SIGNAL MOUNTING M.A.	SIGNAL MOUNTING POLE VEH.	SIGNAL MOUNTING POLE PED.	APS PED PUSH BUTTON Ø	APS PED PUSH BUTTON QUAD	APS PED PUSH BUTTON ARROW	POLE LOCATION A	POLE LOCATION B	R.S.N.S.	REMARKS
Ⓐ	26-4-100	30'	40'	12'	200W	2-MAS	SV-1-T	SP-1-T	2	E	→	-3.6	8.5	Cajon St.	
Ⓑ	1-A	10'	–	–	–	–	TV-1-T	SP-1-T	4	S	→	-2.8	6.0		
Ⓒ	19-4-100	30'	30'	12'	200W	2-MAS	SV-1-T	SP-1-T	–	–	—	-1.0	2.0	Cypress Ave.	
Ⓓ	PPB POST	4'-7"	–	–	–	–	–	–	4	S	→	6.0	5.0		
Ⓔ	15TS	30'	–	12'	200W	–	TV-1-T	SP-1-T	6	W	→	5.5	6.0		
Ⓕ	19-4-100	30'	25'	12'	200W	2-MAS	SV-1-T	SP-1-T	6	W	→	5.3	4.0	Cajon St.	
Ⓖ	1-A	10'	–	–	–	–	TV-1-T	SP-1-T	8	N	→	2.7	4.4		
Ⓗ	19-4-100	30'	30'	12'	200W	2-MAS	SV-1-T	SP-1-T	–	–	—	-11.0	6.0	Cypress Ave.	
Ⓘ	PPB POST	4'-7"	–	–	–	–	–	–	2	E	→	0.0	7.6		
Ⓙ	15TS	30'	–	12'	200W	–	TV-1-T	SP-1-T	8	N	→	-3.9	6.5		

1. CONTRACTOR SHALL POTHOLE ALL POLE LOCATIONS PRIOR TO PROCURING EQUIPMENT.
2. ALL EQUIPMENT SHALL BE NEW.
3. ALL NEW SIGNAL POLES AND MAST ARMS SHALL CONFORM TO CALTRANS STANDARDS PLANS (2023 EDITION).
4. FURNISH AND INSTALL R.S.N.S. PER CALTRANS STANDARD PLAN ES-7P, CITY OF REDLANDS STD. PLAN 491-0 AND SECTION 209-5.11 OF THE SPECIFICATIONS.
5. PEDESTRIAN VEHICLE HEADS SHALL BE COUNTDOWN HEADS.

NOTE: POLE LOCATION MAY BE ADJUSTED FOR CLEARANCE BY UP TO 1'. POLES SHALL BE 2' CLEAR OF THE FACE OF THE CURB MINIMUM, AND SHALL PROVIDE FOR 4' ADA CLEAR PATH OF TRAVEL MINIMUM. CONTRACTOR MAY ADJUST PULL BOX AND CONDUIT LOCATIONS FOR CLEARANCE UPON APPROVAL OF THE ENGINEER.



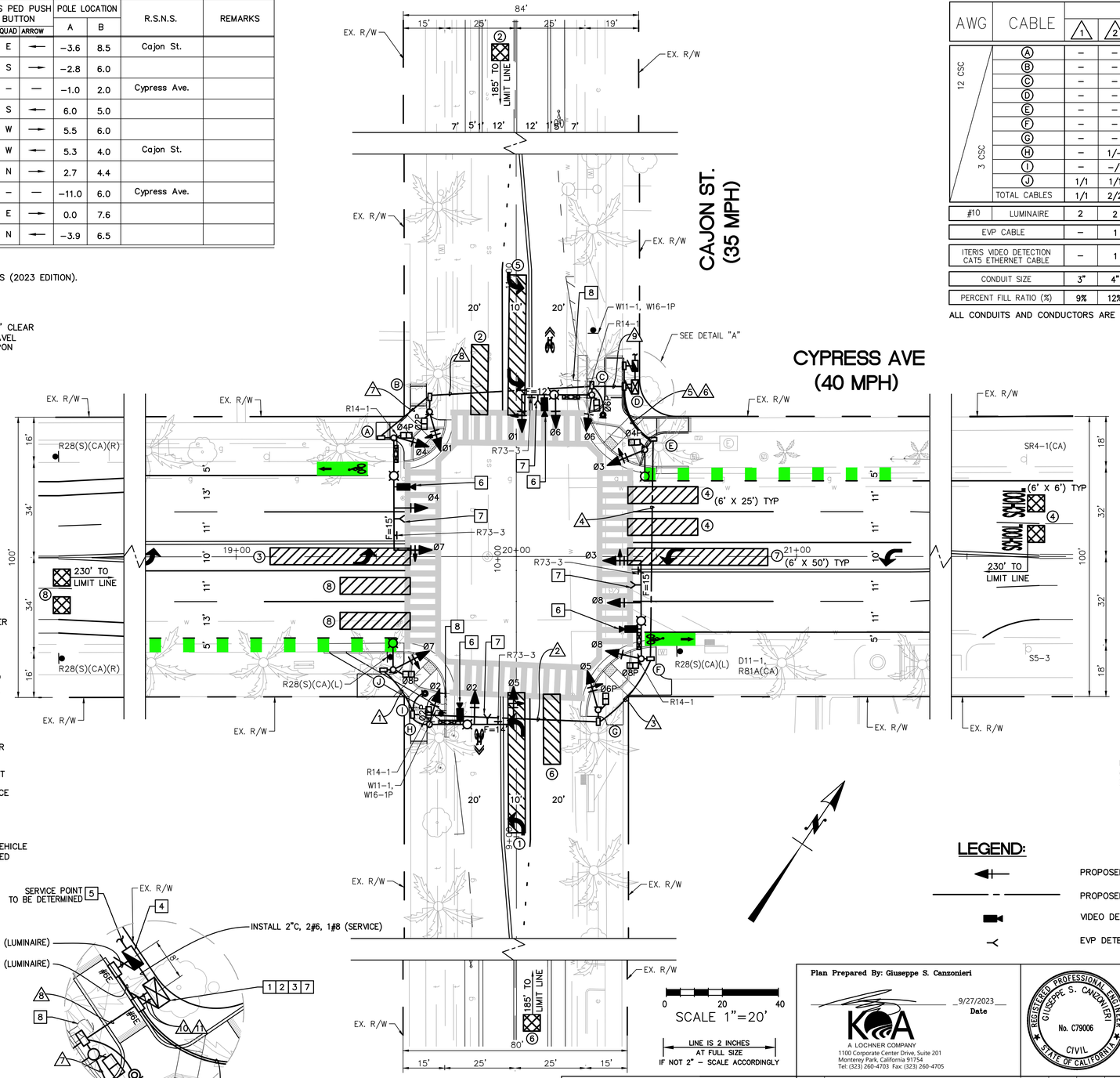
POLE LOCATION DETAIL

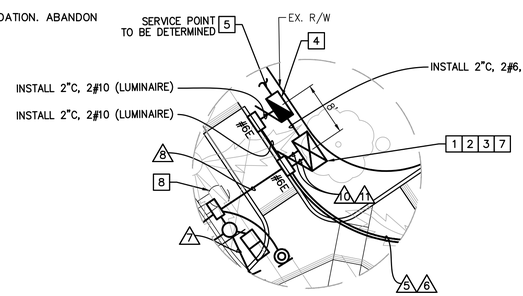


QUADRANT
PUSH BUTTON LOCATION (TOP VIEW)

TRAFFIC SIGNAL CONSTRUCTION NOTES

1. FURNISH AND INSTALL ECONOLITE COBALT, TYPE 2 CONT. W/ TS2-1 ADAPTER CABLE, PER THE PROJECT SPECIFICATIONS, OR APPROVED EQUAL, IN A TYPE "P" TS2-1 CABINET. CONTROLLER CABINET AND FOUNDATION PER CALTRANS STANDARD PLAN NO. ES-3A, ES-3B, AND ES-3C.
2. FURNISH AND INSTALL ITERIS VANTAGE NEXT SHELF-MOUNT PLATFORM OR APPROVED EQUAL, CONTROL UNIT AND ALL APPURTENANCES PER THE PROJECT SPECIFICATIONS AND CITY STANDARDS TO PROVIDE THE INTENDED OPERATION SHOWN. ALL ITEMS SHALL BE INSTALLED PER THE MANUFACTURERS RECOMMENDATIONS AND LICENSED TO THE CITY OF REDLANDS.
3. FURNISH AND INSTALL CLARY TRAFFIC UPS (UNINTERRUPTIBLE POWER SYSTEM) OR APPROVED EQUAL.
4. FURNISH AND INSTALL TYPE III-CF SERVICE ENCLOSURE PER PROJECT SPECIFICATIONS, OR APPROVED EQUAL, PER CALTRANS STANDARD PLAN NO. ES-2E.
5. FURNISH AND INSTALL 3" PVC CONDUIT WITH ¼" POLY PULL ROPE TO EDISON FEED POINT TO BE DETERMINED. CONTRACTOR TO FURNISH AND INSTALL SERVICE WIRES POINT FROM FEED POINT TO SERVICE PEDESTAL. CONTRACTOR SHALL COORDINATE WITH EDISON SERVICE PLANNER FOR INSTALLATION.
6. FURNISH AND INSTALL ITERIS VANTAGE NEXT VECTOR CAMERAS ON SIGNAL MAST-ARM, LOCATED/SPLITTING THE LEFT TURN AND THOUGH MOVEMENTS.
7. FURNISH AND INSTALL APPLIED INFORMATION (AI) OR CITY-APPROVED FMU EMERGENCY VEHICLE PRE-EMPTION (EVP) PER THE MANUFACTURER'S SPECIFICATIONS TO PROVIDE THE INTENDED OPERATION. EXACT LOCATION OF DETECTOR SHALL BE DETERMINED BY THE ENGINEER IN THE FIELD.
8. REMOVE AND SALVAGE STREET LIGHT POLE COMPLETE. REMOVE FOUNDATION. ABANDON CONDUIT, REMOVE WIRES AND CLOSE CIRCUIT.





DETAIL "A"
1"=10'

SCALE 1"=20'
0 20 40
LINE IS 2 INCHES AT FULL SIZE
IF NOT 2" – SCALE ACCORDINGLY

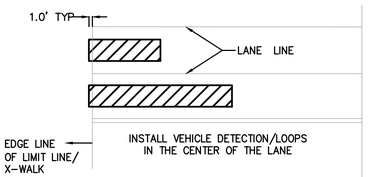
CONDUCTOR SCHEDULE

AWG	CABLE	RUNS 1	2	3	4	5	6	7	8	9	10	11
12 CSC	Ⓐ	–	–	–	–	–	–	1/1	1/1	1/1	1/1	–
	Ⓑ	–	–	–	–	–	–	–	1/1	1/1	1/1	–
	Ⓒ	–	–	–	–	–	–	–	–	1/–	1/–	–
	Ⓓ	–	–	–	–	–	–	–	–	-/1	-/1	–
	Ⓔ	–	–	–	–	1/1	–	–	–	–	1/1	–
	Ⓕ	–	–	–	1/1	1/1	–	–	–	–	1/1	–
	Ⓖ	–	–	1/1	1/1	1/1	–	–	–	–	1/1	–
	Ⓗ	–	1/–	1/–	1/–	1/–	–	–	–	–	1/–	–
	Ⓘ	–	-/1	-/1	-/1	-/1	–	–	–	–	-/1	–
3 CSC	Ⓙ	1/1	1/1	1/1	1/1	1/1	–	–	–	–	1/1	–
	TOTAL CABLES	1/1	2/2	3/3	4/4	5/5	–	1/1	2/2	3/3	8/8	–
#10	LUMINAIRE	2	2	2	2	–	2	2	2	2	–	–
EVP CABLE		–	1	1	2	–	2	1	1	2	–	4
ITERIS VIDEO DETECTION CAT5 ETHERNET CABLE		–	1	1	2	–	2	1	1	2	–	4
CONDUIT SIZE		3"	4"	4"	4"	4"	4"	3"	4"	4"	4"	4"
PERCENT FILL RATIO (%)		9%	12%	16%	23%	24%	4%	12%	12%	18%	38%	7%

ALL CONDUITS AND CONDUCTORS ARE NEW UNLESS OTHERWISE NOTED

PHASE DIAGRAM

Ø1	Ø2 & Ø2P	Ø3	Ø4 & Ø4P
Ø5	Ø6 & Ø6P	Ø7	Ø8 & Ø8P



VIDEO DETECTION PLACEMENT DETAIL

LEGEND:

- PROPOSED SIGNAL HEAD
- PROPOSED CONDUIT
- VIDEO DETECTION CAMERA
- EVP DETECTOR
- VIDEO DETECTION ZONE
- RADAR DETECTION ZONE

BENCHMARK

DATES OF SURVEY NOVEMBER 14-20, 2022.

HORIZONTAL CONTROL FOR THIS PROJECT IS BASED UPON FOUND EXISTING CENTERLINE MONUMENTS PER SAN BERNARDINO COUNTY SURVEYOR RECORDS AND CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 5, FROM GPS MEASUREMENTS MADE FOR THIS PROJECT.

VERTICAL CONTROL IS BASED UPON CITY OF REDLANDS BM R-81: BRASS DISK IN TOP OF CURB AT SE CORNER CAJON STREET AND PALM AVENUE, EAST END OF RETURN. ELEV. = 1506.64' NGVD29

Letter	Description	Date	Initial	Initial	Initial

Revisions

Plan Prepared By: Giuseppe S. Canzonieri

_9/27/2023_ Date

KOA
A LOCHNER COMPANY
1100 Corporate Center Drive, Suite 201
Monterey Park, California 91754
Tel: (323) 260-4703 Fax: (323) 260-4705

REGISTERED PROFESSIONAL ENGINEER
GIUSEPPE S. CANZONIERI
No. C79006
CIVIL
STATE OF CALIFORNIA

CITY OF REDLANDS
Municipal Utilities and Engineering Department

CYPRESS AVENUE AND CAJON STREET TRAFFIC SIGNAL PROJECT
PROJECT NO. 253008
TRAFFIC SIGNAL PLAN

2413 - TS

Designed by: RP
Date: 9/12/2023
Checked by: AA
Date: 9/12/2023
Drawn by: KA
Date: 8/22/2023
Checked by:
Date:

Reviewed By: _____ 9/27/2023
Gerard Nepomuceno, Civil Engineer, R.C.E. 93200 Date
Approved By: _____ 9/27/2023
Goutam K. Dobey, Engineering Manager, R.C.E. 75646 Date

Sheet 4 of 4 Sheets
Scale: Horiz. 1" - 20'
Vert. N/A

811 Know what's below. Call before you dig.

CITY OF REDLANDS
MUNICIPAL UTILITIES & ENGINEERING DEPARTMENT

Bid Proposal, Contract Documents and Specifications

For

CYPRESS AVENUE AND CAJON STREET TRAFFIC SIGNAL IMPROVEMENT PROJECT PROJECT No. 253008

RECYCLED PAPER

JULY 2023

CITY OF REDLANDS

MUNICIPAL UTILITIES & ENGINEERING DEPARTMENT

Bid Proposal, Contract Documents and Specifications

for

CYPRESS AVENUE AND CAJON STREET TRAFFIC SIGNAL IMPROVEMENT PROJECT PROJECT No. 253008

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 2023

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CYPRESS AVENUE AND CAJON STREET
TRAFFIC SIGNAL IMPROVEMENT PROJECT
PROJECT No. 253008

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NOTICE INVITING SEALED PROPOSALS (NIB)
For
CYPRESS AVENUE AND CAJON STREET
TRAFFIC SIGNAL IMPROVEMENT PROJECT
PROJECT No. 253008

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 **October 19, 2023**, up to the hour of **2:00 p.m.,** at which time they will be opened and publicly read. Bids shall be marked: **BID FOR: CYPRESS AVENUE AND CAJON STREET TRAFFIC SIGNAL IMPROVEMENT PROJECT, PROJECT No. 253008.**

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 Elva Arellanes, Project Manager, at 909-798-7584 Ext 9. 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)

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INSTRUCTIONS TO BIDDERS
For
CYPRESS AVENUE AND CAJON STREET TRAFFIC SIGNAL IMPROVEMENT PROJECT
PROJECT No. 253008

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: CYPRESS AVENUE AND CAJON STREET TRAFFIC SIGNAL IMPROVEMENT PROJECT, PROJECT No. 253008

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
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   - $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

CYPRESS AVENUE AND CAJON STREET TRAFFIC SIGNAL IMPROVEMENT PROJECT
PROJECT No. 253008

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	Clearing, Grubbing, Removing Existing Pavement And Miscellaneous Removals; Landscape Restoration	LUMP SUM	N/A	$_____
3	Temporary Traffic Control	LUMP SUM	N/A	$_____
4	Storm Water Pollution BMP	LUMP SUM	N/A	$_____
5	Construction Survey and Staking	LUMP SUM	N/A	$_____
6	Construct 3" AC Pavement	48 TON	$_____/TON	$_____

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	Construct 4" CAB	28 CY	$_____/CY	$_____
8	Construct 4" PCC Thick Sidewalk over 95% Compacted Native	1,200 SF	$_____/SF	$_____
9	Construct Curb Ramp with 3'x4' Detectable Warning Surface	4 EA	$_____/EA	$_____
10	Adjust Existing Utility to Grade	5 EA	$_____/EA	$_____
11	Construct 8-Inch Curb and Gutter	75 LF	$_____/LF	$_____
12	Construct 4-Inch Curb and Gutter (MOD)	15 LF	$_____/LF	$_____
13	Grind Existing AC Pavement	8,450 SF	$_____/SF	$_____
14	Overlay AC Pavement 0.17' Minimum	108 TON	$_____/TN	$_____
15	New Parkway Drain, Inlet Type 2, S=36-Inch	60 LF	$_____/LF	$_____
16	Signing And Striping	LUMP SUM	N/A	$_____
17	Traffic Signal	LUMP SUM	N/A	$_____
18	Demobilization	LUMP SUM	N/A	$_____
19	Unforeseen Work Not Covered Within All Other Bid Items	LUMP SUM	N/A	$ 50,000
			BID SCHEDULE TOTAL PRICE	**$_____**

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 11. 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)

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. 253008.

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. 253008 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. 253008, 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. 253008 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)

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PUBLIC WORKS CONSTRUCTION CONTRACT

PUBLIC WORK CONSTRUCTION CONTRACT

This Public Work Construction contract ("Contract") is made and entered into this ___ day of _____, 2023, 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: **Cajon Street and Cypress Avenue Traffic Signal Improvement Project**, complete all items as required by the Contract Documents (as herein defined) and Specifications for City's **Cajon Street and Cypress Avenue Traffic Signal Improvement Project, Project No. 253008** (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 Twenty (120) working day(s) as defined in Section 1-2 of the Standard Specifications for Public Works Construction "Greenbook" from and after the date of City's issuance of a Notice to Proceed to Contractor.

4. **LIQUIDATED DAMAGES:** Contractor's failure to complete the Work within the time allowed will result in damages being sustained by City. Such damages are, and will continue to be, impracticable and extremely difficult to determine. Accordingly, Contractor shall pay to City, or have withheld from monies due to Contractor, the sum of Five Hundred dollars ($500) for each working day as defined in Section 1-2 of the Standard Specifications for Public Works Construction "Greenbook" in excess of the specified time for completion of the Work. Execution of this Contract shall constitute agreement by City and Contractor that Five Hundred dollars ($500) per day is the estimated damage to City caused by the failure of Contractor to complete the work within the allowed time. Such sum is liquidated damages and shall not be construed as a penalty, and may be deducted from payments due Contractor if such delay occurs.

5. **CONTRACT DOCUMENTS:** This Contract incorporates by reference the following: Notice Inviting Bids, Instructions to Bidders, Contractor's Proposal, Bid Bond, Agreement, Performance Bond, Labor and Material Bond, Plans, General Conditions, Special Provisions and Specifications, and any addenda thereto (collectively, the "Contract Documents").

6. **ATTORNEYS' FEES:** In the event any action is commenced to enforce or interpret the terms or conditions of this Contract, or the Contract Documents, the prevailing Party in such action, in addition to any costs and other relief, shall be entitled to recover its reasonable attorneys' fees, including fees for use of in-house counsel by a Party.

7. **RESOLUTION OF CONSTRUCTION CLAIMS:** Claims by Contractor in the amount of three hundred seventy five thousand dollars ($375,000) or less shall be made by Contractor and processed by the City pursuant to the provisions of Part 3, Chapter 1, Article 1.5 of the Public Contract Code (commencing with Section 20104). All claims shall be in writing and include the documents necessary to substantiate the claim. Nothing in subdivision (a) of Public Contract Code Section 20104.2 shall extend the time limit or supersede the notice requirements provided in this case from filing claims by Contractor.

8. ELIGIBILITY OF CONTRACTOR/SUBCONTRACTOR: Contractor and all of its subcontractors shall abide by California Public Contract Code, Section 6109, and California Labor Code Sections 1777.1 and/or 1777.7, and certify that they are not debarred and are eligible to work on this project.

9. ASSIGNMENT OF AGREEMENT: No assignment by a Party of any rights or interests under this Contract shall be binding on another Party without the written consent of the Party sought to be bound.

10. SUCCESSORS AND ASSIGNS: City and Contractor each binds itself and their respective successors and assigns in respect to all covenants, agreements, and obligations contained in the Contract Documents.

11. SEVERABILITY: Any provision or part of the Contract Documents held to be void or unenforceable under any law or regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon City and Contractor.

IN WITNESS WHEREOF, the Parties hereto have executed this Contract the day and year first written above.

CITY OF REDLANDS

(SEAL)

By:_____
Eddie Tejeda, Mayor

ATTEST:

_____
Jeanne Donaldson, City Clerk

(SEAL)

_____
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
Cajon Street and Cypress Avenue Traffic Signal Improvement Project
Project No. 253008

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 _____, 2023.

_____
(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 _____, 2023 ("Agreement") whereby Principal agrees to install and complete certain public improvements (the "Work"), which said Agreement is identified as **Cajon Street and Cypress Avenue Traffic Signal Improvement Project, Project No. 253008** 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 _____, 2023.

(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 _____, 2023, and identified as **Cajon Street and Cypress Avenue Traffic Signal Improvement Project, Project No. 253008** is hereby referred to and made a part hereof; and

Whereas, under the terms of the Agreement, Principal is required before commending 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 _____, 2023.

(SEAL)	(SEAL)
_____	_____
(Contractor)	(Surety)
_____	BY: _____
(Signature)	(Signature)
	Address:_____
(Seal and Notarial Acknowledgement of Surety)	_____
	Telephone: ( )_____

GENERAL CONDITIONS
(GC)

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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.

6-4.1 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 working 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 225) 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

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SECTION 01110 COORDINATION OF WORK

A. Utility Coordination

1. Contractor shall coordinate with Southern California Edison (SCE) planner Mathew Middendorf at (909) 307-6874 for the traffic signal service installation prior to the start of the construction.

B. Additional City Projects

1. The contractor shall coordinate with the city to determine any other additional projects near the project limits. The contractor and the city shall determine any conflicting schedule items and adjust the schedule as necessary to accommodate adjacent projects.

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 Cajon Street and Cypress Avenue Traffic Signal Improvement 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
Street Improvement Plan	2
Signing and Striping Plan	3
Traffic Signal Plan	4

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 the Cajon Street and Cypress Avenue Traffic Signal Improvement Project as noted on the Contract Drawings and all other Contract Documents and is summarized as follows:

1. The Work shall consist of all traffic control (including furnishing and installing all arrowboards, barricades, signs, delineators, and flagmen); all earthwork (including trenching, shoring, sloping, bedding, and backfilling including select imported material or select native material); installing new traffic signal poles, signal heads, pedestrian heads, luminaries, conduit, signal cabinet/controller, signal service cabinet, video/radar detection; concrete and asphalt removals and disposals; installing new concrete sidewalk and ADA compliant curb ramps; installing all striping, pavement markings, raised pavement markers, and signage as noted on the plans, including all incidentals.

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 five percent (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 thirty-five (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 (LS) 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 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. Clearing, Grubbing, Existing Pavement and Miscellaneous Removals; Landscape Restoration, Bid Item 2:

Item includes but is not limited to removal of all: trash, debris, shrubs, bushes, tree stumps, pavement and pavement grindings from right of way. Remove existing PCC pavment, curb, gutter, sidewalk and curb ramp. Remove existing AC Pavement and sub base. Dust control and export to allow for installation of proposed improvements per the plans. This item includes asphalt grindings spread throughout the alley surface and shall only be paid when removal of all items have occurred, and the site is ready for installation of proposed improvements.

Payment for this item shall be made at the contract lump sum and shall constitute full compensation for all labor, material, equipment and incidentals required. No partial payment for this item will be released. All must be complete and operable before any compensation will be released.

3. Temporary Traffic Control, Bid Item 3:

Payment for Traffic Control Plan shall be made at the contract lump sum (LS) price and shall constitute full compensation for preparation, approval, and shall include all labor and incidentals noted to complete the Traffic Control Plan per Section 01111.

The installation and implementation of traffic control items shall be included throughout bid items and the specific traffic control required for installing each item.

4. Storm Water Pollution BMP, Bid Item 4:

Payment for Storm Water Pollution BMP shall be made at the contract price per lump sum (LS) and shall constitute full compensation for preparation, approval, NPDES Permit and shall include all labor and incidentals noted within Section 01571.

Payment for the Storm Water Pollution BMP 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.

5. Construction Survey and Staking, Bid Item 5:

Payment for Construction Survey and Staking shall be made at the contract per lump sum (LS) 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, and shall include all labor and incidentals noted within Section 01722.

Payment for the Construction Survey and Staking 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.

6. Construct 3" AC Pavement, Bid Item 6:

Item includes but is not limited to the installation of Asphalt Concrete over aggregate base as specified on the project plans.

Payment for this item shall be made at the contract unit price per ton (TON) and shall constitute full compensation for all labor, material, equipment and incidentals, and for doing all the work involved in preparing, the surface, and placing hot mix asphalt concrete.

7. Construct 4" Crushed Aggregate Base (CAB), Bid Item 7:

Item includes but is not limited to the installation of Crushed Aggregate Baseover compacted native as specified on the project plans.

Payment for this item shall be made at the contract unit price per cubic yard (CY) and shall constitute full compensation for all labor, material, equipment and incidentals, and for doing all the work involved in preparing, the surface, and placing crushed aggregate base.

The contractor will not be compensated for aggregate base quantities in excess of 8% of the amount as shown in the proposal for this item.

8. Construct 4" Thick P.C.C. Sidewalk over 12" Minimum of 95% Compacted Native, Bid Item 8:

Item includes but is not limited to the installation of PCC Sidewalk as specified on the project plans.

Payment for this item shall be made at the contract unit price per square foot (SF) and shall constitute full compensation for all labor, material, equipment and incidentals, and for doing all the work involved in preparing, the surface, and placing PCC sidewalk.

9. Construct Curb Ramp with 3'X4' Detectable warning Surface, Bid Item 9:

Item includes but is not limited to earthwork, sawcuts, removals of varying thickness concrete, earthwork, dust control, grading and compaction as required for the construction of the proposed improvements under this bid item. Ramps shall include cast-in-place truncated domes. All work shown on plans shall be per section 303 of the General Conditions.

The extent of work for the installation of the ADA Access Ramp shall be as outlined on the referenced APWA Standard Plan and from BCR to ECR. It shall include all improvements necessary to install the ramp, including but not limited to, curb and gutter, cross gutter, cross gutter removal, utility cover adjustments, asphalt pavement trench repair and necessary flatwork to install ramp grooves. Included in the price of ADA access

ramp is all required sidewalk removal and replacement required to install access ramp and provide a compliant transition to the adjacent sidewalk.

Included in the price of ADA access ramp 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. 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.

Also included in the price of ADA access ramp construction are relocation and repair of irrigation systems per section 212 of the General Conditions, surveying, construction staking, forming and survey monument preservation per section 01722 of the General Requirements.

Ramp types are specified on the plan based on the visual judgment. In any case, if the specified ramp type is not feasible for the particular location, contractor shall propose the alternative ramp type that could be constructed per specifications. The alternate ramp type shall be approved by the City staff. Any re-work, re-forming, additional time or additional work due to change of the ramp type shall be considered in the unit price of ADA access ramp construction.

Payment shall be made at the contract unit price per each (EA) and shall constitute full compensation for all labor, material, traffic control, equipment and incidentals required. No partial payment for ADA ramps will be released. All must be complete and operable before any compensation will be released.

10. Adjust Existing Utility, Bid Item 10:

Item includes but is not limited to adjustment of the manholes, water valves, and gas valves, to the proposed finish grade of the street. The manhole shall be re-constructed per the City of Redlands Standard, A-101, and shall include the reconstruction of the concrete collar if existing prior to construction. Valves shall be re-constructed per City of Redlands Standard, A-20514.

Payment for this item shall be made at the contract price per each (EA) and shall constitute full compensation for all labor, material, equipment and incidentals required.

11. Construct 8-inch Curb and Gutter, Bid Item 9:

Item includes but is not limited to the construction of 8" PCC (560-C-3250) curb as specified on the project plans and specifications. Curb shall be constructed per APWA Standard Plan 120-2 Curb and Gutter and shall join to existing. The height and width shall match the existing. Item also includes construction surveying, potholing existing utilities, construction staking, traffic control, dust control, grading, removal of all trash, organics and asphalt grindings to prepare the surface for proposed improvements, compaction and export. Item shall also include all clearing and grubbing per Section 300-1 of the General Conditions. Grading and shaping shall conform to Section 300, 301 and 302 of the General Conditions.

Payment for this item shall be made at the contract unit price per linear foot (LF) and shall constitute full compensation for all labor, material, equipment and incidentals required. No partial payment for this item will be released. All must be complete and operable before any compensation will be released.

12. Construct 4-inch Curb and Gutter (MOD), Bid Item 12:

Item includes but is not limited to the construction of 4" PCC (560-C-3250) curb as specified on the project plans and specifications. Curb shall be constructed per APWA Standard Plan 120-2 Curb and Gutter and shall join to existing. The height and width shall match the existing. Item also includes construction surveying, potholing existing utilities, construction staking, traffic control, dust control, grading, removal of all trash, organics and asphalt grindings to prepare the surface for proposed improvements, compaction and export. Item shall also include all clearing and grubbing per Section 300-1 of the General Conditions. Grading and shaping shall conform to Section 300, 301 and 302 of the General Conditions.

Payment for this item shall be made at the contract unit price per linear foot (LF) and shall constitute full compensation for all labor, material, equipment and incidentals required. No partial payment for this item will be released. All must be complete and operable before any compensation will be released.

13. Grind Existing AC Pavement, Bid Item 13:

Payment for the installation of Grind existing AC Pavement shall be made at the contract unit price per square foot (SF) and shall include but is not limited to localized and isolated base repair, depressed trench line repair, complete removal of existing striping and pavement markings, as well as per specification Sections 302 of General Conditions. Payment for Grind existing AC Pavement shall be made at the contract unit price and shall constitute full compensation for all labor, material, traffic control, equipment, and incidentals required for Grind existing AC Pavement.

14. Overlay AC Pavement 0.17' Minimum, Bid Item 14:

Payment for the installation of Grind existing AC Pavement shall be made at the contract unit price per ton (TON) and shall include but is not limited to localized and isolated base repair, depressed trench line repair, complete removal of existing striping and pavement markings, as well as per specification Sections 302 of General Conditions. Payment for Overlay 0.17' Min AC Pavement shall be made at the contract unit price and shall constitute full compensation for all labor, material, traffic control, equipment, and incidentals required for Overlay 0.17' Min AC Pavement.

15. New Parkway Drain, Inlet Type 2, Bid Item 14:

Payment for New Parkway Drain per SPPWC Standard No. 151-2 shall be made at the contract unit price and shall constitute full compensation for all labor, material, equipment and incidentals required. No partial payment will be released. All must be complete and operable before any compensation will be released.

The price shall include, but not be limited to all necessary trench protection (shoring, bracing, sloping, etc.), pavement saw cutting and removal, trenching, disposal of excavated native soil, clearing and disposal of shrubbery or vegetation, bedding and backfilling, placing and compacting crushed aggregate base layer to required compaction, warning tape, compacting, assisting with compaction testing, placing and removing temporary asphalt concrete, installation of base and finish paving per trench repair detail, protecting in place or removing and replacing all existing utilities and private improvements, restoring all areas to pr-existing conditions.

16. Signing and Striping, Bid Item 15:

Payment for the installation of striping and signage improvements shall be included in the contract price per lump sum (LS) and shall include surface preparation, layout, material placement, curing, protection, testing, and labor, materials, tools, etc. to install striping and curb paint.

The price shall include, but not be limited to the removal of all temporary traffic control measures installed following pavement resurfacing installation of additional sign bolts and supports and the adjusting the location of existing posts as noted on the plans, to clear obstructions not noted on the plans at the direction of City staff, the installation of cat tracking and adjustment if field inspection requires.

17. Traffic Signal, Bid Item 16:

Payment for the installation of Traffic Signal improvements shall be made at the contract price per lump sum (LS) and shall include but is not limited to the materials, equipment, installation of the traffic signal poles and foundation, mast arms, signal heads, back plates, pedestrian push buttons, pedestrian signal heads, conduits, conductors, pull boxes, video detection system, emergency vehicle preemption (EVP), traffic signal controller and cabinet, service enclosure, street lighting relocation, tree trimming as needed as specified on plans, and mast arm signs. Conduit shall be placed under existing paving in a trench 2” (53 mm) wider than the outside diameter of the conduit being installed. Trenching shall not exceed 6” (150 mm) in width. Item shall constitute full compensation for all labor, material, equipment and incidentals required.

18. Demobilization, Bid Item 17:

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.

19. Unforeseen Work Not Covered Within All Other Bid Items, Bid Item 18:

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.

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**

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

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			0.0	$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		$0.00	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

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**

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

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

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

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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 01572 EROSION CONTROL PLAN

Contractor shall comply with all laws, codes, ordinances and requirements of governing agencies regarding the discharge of pollutants, air and water pollution control and any other requirements for this project. Within 5 days of the Notice to Proceed, Contractor shall submit two (2) hardcopies of the draft Erosion Control Plan to the City for review. Any corrections or changes shall be made to the Erosion Control Plan, approved by the Engineer and implemented prior to any construction work on this project. The plan shall be updated as necessary or required for compliance purposes.

Payment for work on this item shall be made as a percentage of work completed at each monthly payment. All work under this item shall be as shown on the approved drawing accepted by the City prior to any work on the project. The Contractor shall have all work installed and inspected by the City prior to any work on the project.

Full compensation for this item shall be in accordance with all state and federal NPDES rules, regulations, requirements and laws and shall constitute all work for providing, installing, maintaining and removing all work as required for all excavations, earthwork, grading, grinding, paving, concrete, runoff containment, and any other work performed within the project boundaries.

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

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 fourteen (14) 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

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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

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APPENDIX

APPENDIX A
CHECKLIST OF LABOR LAW REQUIREMENTS

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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

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)

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:

_____

_____

_____

APPENDIX B
CITY OF REDLANDS
WORKDAY CONSTRUCTION SCHEDULE

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CITY OF REDLANDS

MUNICIPAL UTILITIES AND ENGINEERING DEPARTMENT

2023

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				

MARCH

S	M	T	W	T	F	S
			1 60	2 61	3 62	4 63
5 64	6 65	7 66	8 67	9 68	10 69	11 70
12 71	13 72	14 73	15 74	16 75	17 76	18 77
19 78	20 79	21 80	22 81	23 82	24 83	25 84
26 85	27 86	28 87	29 88	30 89	31 90	

APRIL

S	M	T	W	T	F	S
						1 91
2 92	3 93	4 94	5 95	6 96	7 97	8 98
9 99	10 100	11 101	12 102	13 103	14 104	15 105
16 106	17 107	18 108	19 109	20 110	21 111	22 112
23 113	24 114	25 115	26 116	27 117	28 118	29 119
30 120						

MAY

S	M	T	W	T	F	S
	1 121	2 122	3 123	4 124	5 125	6 126
7 127	8 128	9 129	10 130	11 131	12 132	13 133
14 134	15 135	16 136	17 137	18 138	19 139	20 140
21 141	22 142	23 143	24 144	25 145	26 146	27 147
28 148	29 149	30 150	31 151			

JUNE

S	M	T	W	T	F	S
				1 152	2 153	3 154
4 155	5 156	6 157	7 158	8 159	9 160	10 161
11 162	12 163	13 164	14 165	15 166	16 167	17 168
18 169	19 170	20 171	21 172	22 173	23 174	24 175
25 176	26 177	27 178	28 179	29 180	30 181	

JULY

S	M	T	W	T	F	S
						1 182
2 183	3 184	4 185	5 186	6 187	7 188	8 189
9 190	10 191	11 192	12 193	13 194	14 195	15 196
16 197	17 198	18 199	19 200	20 201	21 202	22 203
23 204	24 205	25 206	26 207	27 208	28 209	29 210
30 211	31 212					

AUGUST

S	M	T	W	T	F	S
		1 213	2 214	3 215	4 216	5 217
6 218	7 219	8 220	9 221	10 222	11 223	12 224
13 225	14 226	15 227	16 228	17 229	18 230	19 231
20 231	21 233	22 234	23 235	24 236	25 237	26 238
27 239	28 240	29 241	30 242	31 243		

SEPTEMBER

S	M	T	W	T	F	S
					1 244	2 245
3 246	4 247	5 248	6 249	7 250	8 251	9 252
10 253	11 254	12 255	13 256	14 257	15 258	16 259
17 260	18 261	19 262	20 263	21 264	22 265	23 266
24 267	25 268	26 269	27 270	28 271	29 272	30 273

OCTOBER

S	M	T	W	T	F	S
1 274	2 275	3 276	4 277	5 278	6 279	7 280
8 281	9 282	10 283	11 284	12 285	13 286	14 287
15 288	16 289	17 290	18 291	19 292	20 293	21 294
22 295	23 296	24 297	25 298	26 299	27 300	28 301
29 302	30 303	31 304				

NOVEMBER

S	M	T	W	T	F	S
			1 305	2 306	3 307	4 308
5 309	6 310	7 311	8 312	9 313	10 314	11 315
12 316	13 317	14 318	15 319	16 320	17 321	18 322
19 323	20 324	21 325	22 326	23 327	24 328	25 329
26 330	27 331	28 332	29 333	30 334		

DECEMBER

S	M	T	W	T	F	S
					1 335	2 336
3 337	4 338	5 339	6 340	7 341	8 342	9 343
10 344	11 345	12 346	13 347	14 348	15 349	16 350
17 351	18 352	19 353	20 354	21 355	22 356	23 357
24 358	25 359	26 360	27 361	28 362	29 363	30 364
31 365						

City Holiday

Redlands Regular meeting of 12-19-23

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

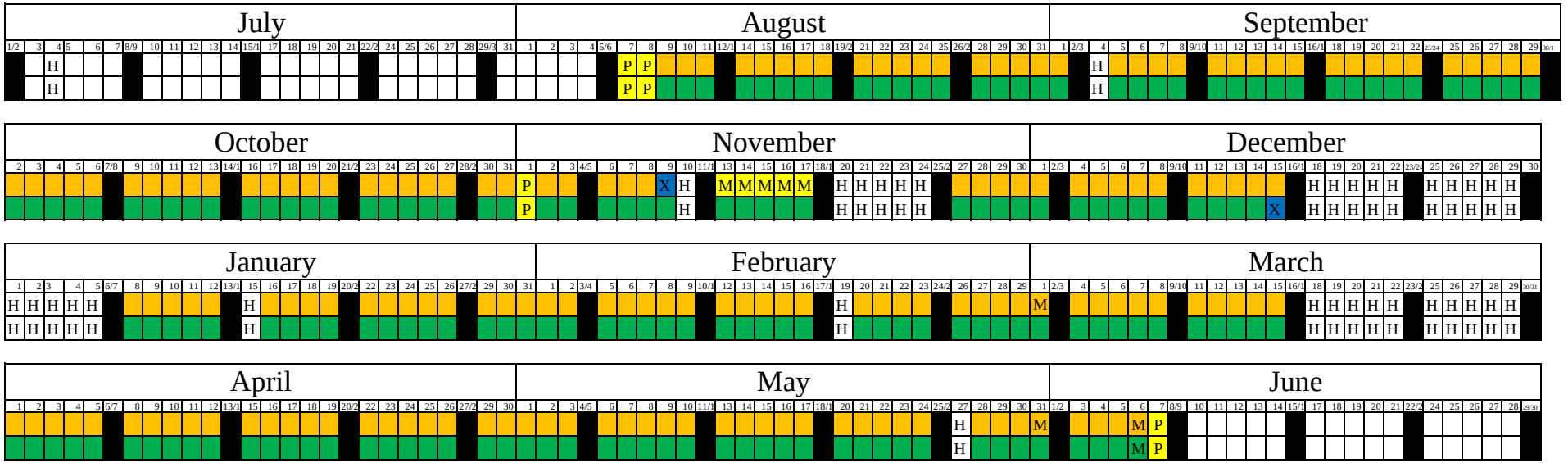
S	M	T	W	T	F	S
					1 306	2 307
3 308	4 309	5 310	6 311	7 312	8 313	9 314
10 315	11 316	12 317	13 318	14 319	15 320	16 321
17 322	18 323	19 324	20 325	21 326	22 327	23 328
24 329	25 330	26 331	27 332	28 333	29 334	30 335

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

REDLANDS UNIFIED SCHOOL DISTRICT
STUDENT ATTENDANCE CALENDAR
2023-2024
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
42 days Quarter 2
84 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
61 days
Trimester 2 - March 1
62 days
Trimester 3 - June 6
58 days

H - Holidays - NO ATTENDANCE

LABOR DAY	September 4
VETERANS DAY	November 10
THANKSGIVING RECESS	November 20 - 24
WINTER RECESS	December 18 - January 5
MARTIN LUTHER KING DAY	January 15
PRESIDENTS' DAY	February 19
SPRING BREAK	March 18 - March 29
MEMORIAL DAY	May 27

Board Approved: March 8, 2022

APPENDIX C
CONTRACTOR SAFETY PROGRAM

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THE CITY OF REDLANDS

CONTRACTOR SAFETY PROGRAM

Rev. June 15, 2021

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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:		

APPENDIX D
PERMITS

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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 12-19-23

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

City Council Meeting **G. 14.**

DATE: 12/19/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Approve the Second Amendment to the Public Works Contract with Tryco General Engineering for the 2022 CIP Water Pipeline Replacement Project to extend the time for completion by sixty (60) calendar days to February 11, 2024 (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 Public Works Contract with Tryco General Engineering for the 2022 CIP Water Pipeline Replacement Project to extend the time for completion by sixty (60) calendar days to February 11, 2024.

RECOMMENDATION:

Staff recommends that City Council approve the Second Amendment to the Public Works Contract with Tryco General Engineering for the 2022 CIP Water Pipeline Replacement Project to extend the time for completion by sixty (60) calendar days to February 11, 2024.

DISCUSSION:

On January 17, 2023, City Council approved a Public Works Contract with Tryco General Engineering to construct the 2022 CIP Water Pipeline Replacement Project (Project) for an amount not-to-exceed $4,744,111. This project will replace approximately 18,000 linear feet of deteriorating water pipeline throughout the City. The work also includes installation of water services, valves, fire hydrants, etc.

Due to the lengthy project material lead times, lengthy external agency permit approval processes, and weeks of delays due to unforeseen utility conflicts, Tryco General Engineering notified staff that the Contract completion time is inadequate. Therefore, staff recommends a Contract amendment to increase the time for completion by sixty (60) calendar days, resulting in a revised time for completion of three hundred (300) calendar days. If approved, the revised completion date will be February 11, 2024.

ALTERNATIVES:

City Council may deny the staff recommendation, although doing so would prevent completion of the project.

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
Goutam K. Dobey, City Engineer

PREPARED BY:
Gerard Nepomuceno, Civil Engineer

Fiscal Impact

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

Attachments

A. Second Amendment to Tryco Contract
B. First Amendment to Tryco Contract (For Reference Only)
C. Executed Contract (For Reference Only)

SECOND AMENDMENT TO PUBLIC WORKS CONSTRUCTION CONTRACT

This second amendment ("Second Amendment") to the Public Works Construction Contract for the 2022 CIP Water Pipeline Replacement Project dated January 17, 2023 (the "Contract"), by and between the City of Redlands, a municipal corporation and general law city ("City"), and Tryco General Engineering, a California corporation ("Contractor"), is made and entered into this 19th day of December 2023.

RECITALS

WHEREAS, it is the desire of the City and Contractor to amend their existing Contract, specifically to amend the time for completion from receipt of notice to proceed within three hundred (300) calendar days of the contract to February 11, 2024; and

WHEREAS, the City Council approved the contract with contractor for work in accordance with the Contract Documents for City's 2022 CIP Water Pipeline Replacement Project, Project No. 501062;

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

AGREEMENT

Section 1. The time for completion, as set forth in Section 3 of the Contract, is hereby amended to increase Contractor's time for completion and shall read as follows:

> "TIME FOR COMPLETION: The Work shall be completed within three hundred (300) calendar days from and after the date of City's issuance of a Notice to Proceed to Contractor."

Section 2. All other provisions of the Contract 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 the 19th day of December 2023.

CITY OF REDLANDS

_____
Eddie Tejeda, Mayor

TRYCO GENERAL ENGINEERING

By: _____
Sylvan Kirtley, Secretary

ATTEST:

_____
Jeanne Donaldson, City Clerk

FIRST AMENDMENT TO PUBLIC WORKS CONSTRUCTION CONTRACT

This first amendment ("First Amendment") to the Public Works Construction Contract for the 2022 CIP Water Pipeline Replacement Project dated January 17, 2023 (the "Contract"), by and between the City of Redlands, a municipal corporation and general law city ("City"), and Tryco General Engineering, a California corporation ("Contractor"), is made and entered into this 17th day of October 2023.

RECITALS

WHEREAS, it is the desire of the City and Contractor to amend their existing Contract, specifically to amend the time for completion from receipt of notice to proceed within two hundred forty (240) calendar days to December 13, 2023, and

WHEREAS, the City Council approved the contract with contractor for work in accordance with the Contract Documents for City's 2022 CIP Water Pipeline Replacement Project, Project No. 501062;

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

AGREEMENT

Section 1. The time for completion, as set forth in Section 3 of the Contract, is hereby amended to increase Contractor's time for completion and shall read as follows:

> "TIME FOR COMPLETION: The Work shall be completed within two hundred forty (240) calendar days from and after the date of City's issuance of a Notice to Proceed to Contractor."

Section 2. All other provisions of the Contract 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 the 17th day of October 2023.

CITY OF REDLANDS

Eddie Tejeda, Mayor

TRYCO GENERAL ENGINEERING

By: Sylvan Kirtley
Sylvan Kirtley, Secretary

ATTEST:

Jeanne Donaldson, City Clerk

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PUBLIC WORK CONSTRUCTION CONTRACT

This Public Work Construction contract ("Contract") is made and entered into this 17th day of January 2023, by and between the City of Redlands, a municipal corporation, organized and existing under the laws of the State of California (hereinafter "City"), and Tryco General Engineering (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: 2022 CIP Water Pipeline Replacement Project, complete all items as required by the Contract Documents (as herein defined) and Specifications for City's 2022 CIP Water Pipeline Replacement Project, Project No. 501062 (the "Work").

2. **CONTRACT SUM:** City shall pay Contractor the sum of four million seven hundred forty-four thousand one hundred eleven dollars ($4,744,111) as consideration for its performance of the Work in accordance with the terms and conditions set forth in the Contract Documents. Pursuant to Public Contract Code Section 22300, Contractor has the option to deposit securities with an escrow agent as a substitute for retention of earnings required to be withheld by City pursuant to an escrow agreement as set forth in Public Contract Code section 22300.

3. **TIME FOR COMPLETION:** The Work shall be completed within one hundred eighty (180) calendar days from and after the date of City's issuance of a Notice to Proceed to Contractor.

4. **LIQUIDATED DAMAGES:** Contractor's failure to complete the Work within the time allowed will result in damages being sustained by City. Such damages are, and will continue to be, impracticable and extremely difficult to determine. Accordingly, Contractor shall pay to City, or have withheld from monies due to Contractor, the sum of five hundred dollars ($500) for each consecutive calendar day in excess of the specified time for completion of the Work. Execution of this Contract shall constitute agreement by City and Contractor that five hundred dollars ($500) per day is the estimated damage to City caused by the failure of Contractor to complete the work within the allowed time. Such sum is liquidated damages and shall not be construed as a penalty, and may be deducted from payments due Contractor if such delay occurs.

5. **CONTRACT DOCUMENTS:** This Contract incorporates by reference the following: Notice Inviting Bids, Instructions to Bidders, Contractor's Proposal, Bid Bond, Agreement, Performance Bond, Labor and Material Bond, Plans, General Conditions, Special Provisions and Specifications, and any addenda thereto (collectively, the "Contract Documents").

6. **ATTORNEYS' FEES:** In the event any action is commenced to enforce or interpret the terms or conditions of this Contract, or the Contract Documents, the prevailing Party in such action, in addition to any costs and other relief, shall be entitled to recover its reasonable attorneys' fees, including fees for use of in-house counsel by a Party.

7. **RESOLUTION OF CONSTRUCTION CLAIMS:** Claims by Contractor in the amount of three hundred seventy five thousand dollars ($375,000) or less shall be made by Contractor and processed by the City pursuant to the provisions of Part 3, Chapter 1, Article 1.5 of the Public Contract Code (commencing with Section 20104). All claims shall be in writing and include the documents necessary to substantiate the claim. Nothing in subdivision (a) of Public Contract Code Section 20104.2 shall extend the time limit or supersede the notice requirements provided in this case from filing claims by Contractor.

8. **ELIGIBILITY OF CONTRACTOR/SUBCONTRACTOR:** Contractor and all of its subcontractors shall abide by California Public Contract Code, Section 6109, and California Labor Code Sections 1777.1 and/or 1777.7, and certify that they are not debarred and are eligible to work on this project.

9. **ASSIGNMENT OF AGREEMENT:** No assignment by a Party of any rights or interests under this Contract shall be binding on another Party without the written consent of the Party sought to be bound.

10. **SUCCESSORS AND ASSIGNS:** City and Contractor each binds itself and their respective successors and assigns in respect to all covenants, agreements, and obligations contained in the Contract Documents.

11. **SEVERABILITY:** Any provision or part of the Contract Documents held to be void or unenforceable under any law or regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon City and Contractor.

[SIGNATURES ON NEXT PAGE]

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)

Tryco General Engineering
Name of Contractor

By: _____
Signature of Authorized Agent

Sylvan Kirtley, Secretary
Name, Title

_____
Signature of Authorized Agent (if necessary)

_____
Title

960285
Contractor's License No.

WORKER'S COMPENSATION INSURANCE CERTIFICATION

Description of Contract: City of Redlands
Municipal Utilities & Engineering Department
2022 CIP Water Pipeline Replacement Project
Project No. 501062

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 12 day of January, 2023.

Tryco General Engineering
(Contractor)

Sylvia Kirtley
(Signature)

Secretary
(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.)

CITY OF REDLANDS

BUSINESS TAX CERTIFICATE

"For Services Provided in the City of Redlands, California Only"

2023

TO BE POSTED IN A CONSPICUOUS PLACE
AND
NOT TRANSFERABLE OR ASSIGNABLE

Business Name	TRYCO GENERAL ENGINEERING
Business Location	25499 Redlands Blvd #113 Loma Linda, Ca 92354-2008
Business Owner(s)	TRY KIRKLEY
Business Type	Contractor- General
Description	GENERAL ENGINEERING CONTRACTOR

TRYCO GENERAL ENGINEERING
PO BOX 391
RIMFOREST, CA 92378

Certificate Number:	08116604
Effective Date	July 01, 2022
Expiration Date	June 30, 2023

THIS BUSINESS TAX CERTIFICATE DOES NOT PERMIT A BUSINESS THAT IS OTHERWISE PROHIBITED.

For all inquiries regarding this license, contact HdL Business Tax Support Center at (909) 479-2111.

TRYCO GENERAL ENGINEERING:

Thank you for your payment on your City of Redlands Business Tax Certificate. **ALL CERTIFICATES MUST BE AVAILABLE FOR INSPECTION UPON REQUEST.** If you have questions concerning your business tax certificate, contact the Business Tax Support Center via email at: Redlands@hdlgov.com or by telephone at: (909) 479-2111.

Keep this portion for your tax certificate separate in case you need a replacement for any lost, stolen, or destroyed tax certificate. A fee may be charged for a replacement or duplicate tax certificate.

This certificate does not entitle the holder to conduct business before complying with all requirements of Redlands Municipal code and other applicable laws, nor to conduct business in a zone where conducting such business violates law.

If you have a fixed place of business within the city limits of City of Redlands, please display the Business Tax certificate above in a conspicuous place at the premises. Otherwise, every Business Tax Certificate holder not having a fixed place of business in the City shall keep the Business Tax Certificate upon his or her person, or affixed in plain view upon any cart, vehicle, van or other movable structure or device at all times if required by the Collector.

Starting January 1, 2021, Assembly Bill 1607 requires the prevention of gender-based discrimination of business establishments. A full notice is available in English or other languages by going to: https://www.dca.ca.gov/publications/.

BUSINESS SUPPORT CENTER
8839 N CEDAR AVE #212
FRESNO, CA 93720-1832

City of Redlands
BUSINESS TAX CERTIFICATE

HD11104B
4000000240 240/1

TRYCO GENERAL ENGINEERING
PO BOX 391
RIMFOREST CA 92378-0391

Certificate Number: 08116604

Date of Issue: 07/01/2022

City Council Meeting **G. 15.**

DATE: 12/19/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Approve the Third Amendment to the Development Impact Fee Study Professional Services Agreement with David Taussig and Associates, Inc. to extend the termination date to June 28, 2024 (Municipal Utilities and Engineering Director Harris)

MOTION(S):

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

I move that City Council approve the Third Amendment to the Development Impact Fee Study Professional Services Agreement with David Taussig and Associates, Inc. to extend the termination date to June 28, 2024.

RECOMMENDATION:

Staff recommends City Council approve the Third Amendment to the Development Impact Fee Study Professional Services Agreement with David Taussig and Associates, Inc. to extend the termination date to June 28, 2024.

DISCUSSION:

Assembly Bill (AB) 1600, which became effective on January 1, 1989, outlines specific requirements that must be met for municipalities to impose Development Impact Fees (DIF). Every five (5) years, a Nexus Study must be completed to justify appropriate fees to fund additional infrastructure and services necessary to support new growth.

A similar study was completed and adopted in January 2017, and only minor modifications, primarily related to Accessory Dwelling Unit State mandates, were implemented. This project will update the 2017 DIF Study and will include analyses for eleven (11) fees identified in the Redlands Municipal Code (RMC),

including storm drain, water, solid waste, and sewer facilities.

On November 2, 2021, City Council approved an Agreement with David Taussig and Associates, Inc. (DTA) to prepare a DIF Study. DTA has been working diligently and significant progress toward completion of the study has been achieved. A First Amendment to the Professional Services Agreement with David Taussig and Associates, Inc. was approved by City Council on June 21, 2022, and a Second Amendment was approved by City Council on December 6, 2022, both to extend the termination date. However, the DIF Study will not be completed prior to the December 31, 2023, Agreement deadline. The delay in completing the study is primarily due to the City's substantial data collection obligation and the Consultant's verification and processing tasks. Therefore, staff recommends City Council approval of a Third Amendment to the Agreement to extend the termination date to June 28, 2024.

ALTERNATIVES:

City Council may deny the staff recommendation, although doing so will prevent completion of the Development Impact Fee Study.

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
Goutam K. Dobey, City Engineer

PREPARED BY:
Veronica Medina, Associate Engineer

Fiscal Impact

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

Attachments

A. Third Amendment to DTA Agreement for DIF Study
B. Executed Second Agreement to DTA (Reference Only)
C. Executed First Agreement to DTA (Reference Only)
D. Executed Agreement for DIF Study (Reference Only)

THIRD AMENDMENT TO AGREEMENT TO PERFORM PROFESSIONAL SERVICES

This third amendment ("Third Amendment") to the agreement for the preparation of a development impact fee study services ("Agreement"), dated November 2, 2021, by and between the City of Redlands, a municipal corporation and a general law city ("City"), and David Taussig and Associates, Inc. dba DTA, a California corporation ("Consultant"), is made and entered into this 19th day of December, 2023.

RECITALS

WHEREAS, it is the desire of the City and Consultant to amend their existing Agreement, specifically amending Article 4.2 of the Agreement to extend the date for termination of the Services to June 28, 2024;

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

AGREEMENT

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

"4.2 Consultant shall complete the Services by June 28, 2024, unless the Services are terminated earlier as provided for herein."

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

IN WITNESS WHEREOF, the parties have executed this Third Amendment, to be effective as of December 19, 2023.

CITY OF REDLANDS

_____
Eddie Tejeda, Mayor

DAVID TAUSSIG AND ASSOCIATES, INC. dba DTA

By: _____
David Taussig, President

ATTEST:

_____
Jeanne Donaldson, City Clerk

SECOND AMENDMENT TO AGREEMENT TO PERFORM PROFESSIONAL SERVICES

This second amendment ("Second Amendment") to the agreement for the preparation of a development impact fee study services ("Agreement"), dated November 2, 2021, by and between the City of Redlands, a municipal corporation and a general law city ("City"), and David Taussig and Associates, Inc. dba DTA ("Consultant"), is made and entered into this 6th day of December 2022.

RECITALS

WHEREAS, it is the desire of the City and Consultant to amend Article 4.2 of the Agreement to extend the date for termination of the Services to December 31, 2023;

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

AGREEMENT

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

"4.2 Consultant shall complete the Services by December 31, 2023, unless the Services are terminated earlier as provided for 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 December 6, 2022.

CITY OF REDLANDS

Paul T. Barich, Mayor

David Taussig and Associates, Inc. dba DTA

By: David Taussig, President

ATTEST:

Jeanne Donaldson, City Clerk

FIRST AMENDMENT TO AGREEMENT TO PERFORM PROFESSIONAL SERVICES

This first amendment ("First Amendment") to the agreement for the preparation of a development impact fee study services ("Agreement"), dated November 2, 2021, by and between the City of Redlands, a municipal corporation and a general law city ("City"), and David Taussig and Associates, Inc. dba DTA ("Consultant"), is made and entered into this 21st day of June, 2022.

RECITALS

WHEREAS, it is the desire of the City and Consultant to amend Article 4.2 of the Agreement to extend the date for termination of the Services to December 31, 2022;

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

AGREEMENT

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

"4.2 Consultant shall complete the Services by December 31, 2022, unless the Services are terminated earlier as provided for 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 June 21, 2022.

CITY OF REDLANDS

Paul T. Barich, Mayor

DAVID TAUSSIG AND ASSOCIATES, INC. DBA DTA

By: _____
David Taussig, President

ATTEST:

Jeanne Donaldson, City Clerk

AGREEMENT TO PERFORM PROFESSIONAL SERVICES

This agreement for the preparation of a development impact fee study for open space and parks, transportation improvements, storm drain facilities, water facilities, solid waste facilities, sewer facilities, and public facilities (fire, police, library, government facilities and capital equipment)("Agreement") is made and entered in this 2nd day of November, 2021 ("Effective Date"), by and between the City of Redlands, a municipal corporation ("City") and David Taussig and Associates, Inc. dba DTA, a California corporation ("Consultant"). City and Consultant are sometimes individually referred to herein as a "Party" and, together, as the "Parties." In consideration of the mutual promises contained herein, City and Consultant agree as follows:

ARTICLE 1 – ENGAGEMENT OF CONSULTANT

1.1 City hereby engages Consultant to prepare a development impact fee study for open space and parks, transportation improvements, storm drain facilities, water facilities, solid waste facilities, sewer facilities, and public facilities (fire, police, library, government facilities and capital equipment) services for City (the "Services").

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

ARTICLE 2 – SERVICES OF CONSULTANT

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

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

ARTICLE 3 – RESPONSIBILITIES OF CITY

3.1 City designates John R. Harris, Municipal Utilities 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.

ARTICLE 4 – PERFORMANCE OF SERVICES

4.1 Consultant shall perform and complete the Services in a prompt and diligent manner in accordance with the schedule set forth in Exhibit "B," titled "Project Schedule," which is

attached hereto and incorporated herein by reference. The Services shall commence within ten (10) days of the Effective Date of this Agreement.

4.2 Consultant shall complete the Services by June 30, 2022, unless the Services are terminated earlier as provided for herein.

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

ARTICLE 5 – PAYMENTS TO CONSULTANT

5.1 Total compensation for Consultant's performance of the Services shall not exceed the amount of Forty Nine Thousand Nine Hundred Eighty Dollars ($49,980). City shall pay Consultant on a time and materials basis up to the not to exceed amount in accordance with Exhibit "C," titled "Fee Schedule" which is attached hereto and incorporated herein by reference.

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

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

CITY:	CONSULTANT:
City Clerk	David Taussig, President
City of Redlands	David Taussig and Associates, Inc. dba DTA
35 Cajon Street	3390 University Avenue, Suite 200
P.O. Box 3005 (mailing)	Riverside, CA 92501
Redlands, CA 92373	david@financedta.com
jdonaldson@cityofredlands.org	Phone: (800) 969-4382
Phone: (909) 798-7531	Fax: (949) 480-0034

ARTICLE 6 – INSURANCE AND INDEMNIFICATION

6.1 The following insurance coverage required by this Agreement shall be maintained by Consultant for the duration of its performance of the Services. Consultant shall not perform any Services unless and until the required insurance listed below is obtained by Consultant. Consultant shall provide City with certificates of insurance and endorsements evidencing such insurance prior to commencement of the Services. Insurance policies shall include a provision prohibiting cancellation or modification of the policy except upon thirty (30) days prior written notice to City.

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

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

C. 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.

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

6.2 Consultant shall defend, indemnify and hold harmless City and its elected and appointed officials, employees and agents from and against any and all claims, losses or liability, including attorneys' fees, arising from injury or death to persons or damage to property occasioned by any negligent act or omission by, or the willful misconduct of, Consultant, or its officers, employees and agents in performing the Services.

ARTICLE 7 – CONFLICTS OF INTEREST

7.1 Consultant covenants and represents that it does not have any investment or interest in any real property that may be the subject of this Agreement or any other source of income, interest in real property or investment that would be affected in any manner or degree by the performance of Consultant's Services. Consultant further covenants and represents that in the performance of its duties hereunder, no person having any such interest shall perform any Services under this Agreement.

7.2 Consultant agrees it is not a designated employee within the meaning of the Political Reform Act because Consultant:

A. Does not make a governmental decision whether to:

(i) approve a rate, rule or regulation, or adopt or enforce a City law;
(ii) issue, deny, suspend or revoke any City permit, license, application, certification, approval, order or similar authorization or entitlement;
(iii) authorize City to enter into, modify or renew a contract;
(iv) grant City approval to a contract that requires City approval and to which City is a party, or to the specifications for such a contract;
(v) grant City approval to a plan, design, report, study or similar item;
(vi) adopt, or grant City approval of, policies, standards or guidelines for City or for any subdivision thereof.

B. Does not serve in a staff capacity with City and in that capacity, participate in making a governmental decision or otherwise perform the same or substantially the same duties for City that would otherwise be performed by an individual holding a position specified in City's Conflict of Interest Code under Government Code section 87302.

7.3 In the event City determines that Consultant must disclose its financial interests, Consultant shall complete and file a Fair Political Practices Commission Form 700, Statement of Economic Interests, with the City Clerk's office pursuant to the written instructions provided by the City Clerk.

ARTICLE 8 – GENERAL CONSIDERATIONS

8.1 In the event any action is commenced to enforce or interpret any of the terms or conditions of this Agreement the prevailing Party shall, in addition to any costs and other relief, be entitled to the recovery of its reasonable attorneys' fees, including fees for the use of in-house counsel by a Party.

8.2 Consultant shall not assign any of the Services, except with the prior written approval of City and in strict compliance with the terms and conditions of this Agreement. Any

assignment or attempted assignment without such prior written consent may, in the sole discretion of City, result in City's immediate termination of this Agreement.

8.3 Consultant is for all purposes under this Agreement an independent contractor and shall perform the Services as an independent contractor. Neither City nor any its agents shall have control over the conduct of Consultant or Consultant's employees, except as herein set forth. Consultant shall supply all necessary tools and instrumentalities required to perform the Services. Assigned personnel employed by Consultant are for its account only, and in no event shall Consultant or personnel retained by it be deemed to have been employed by City or engaged by City for the account of, or on behalf of City. Consultant shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent, nor shall Consultant have any authority, express or implied, to bind City to any obligation.

8.4 This Agreement may be terminated by City, in its sole discretion, by providing not less than five (5) days prior written notice to Consultant of City's intent to terminate. If this Agreement is terminated by City, an adjustment to Consultant's compensation shall be made, but (1) no amount shall be allowed for anticipated profit or unperformed Services, and (2) any payment due Consultant at the time of termination may be adjusted to the extent of any additional costs to City occasioned by any default by Consultant. Upon receipt of a termination notice, Consultant shall immediately discontinue its provision of the Services and, within five (5) days of the date of the termination notice, deliver or otherwise make available to City, copies (in both hard copy and electronic form, where applicable) of project related data, design calculations, drawings, specifications, reports, estimates, summaries and such other information and materials as may have been accumulated by Consultant in performing the Services. Consultant shall be compensated on a pro-rata basis for Services completed up to the date of termination.

8.5 Consultant shall maintain books, ledgers, invoices, accounts and other records and documents evidencing costs and expenses related to the Services for a period of three (3) years, or for any longer period required by law, from the date of final payment to Consultant pursuant to this Agreement. Such books shall be available at reasonable times for examination by City at the office of Consultant.

8.6 This Agreement, including the Exhibits incorporated herein by reference, represents the entire agreement and understanding between the Parties as to the matters contained herein, and any prior negotiations, written proposals or verbal agreements relating to such matters are superseded by this Agreement. Except as otherwise provided for herein, any amendment to this Agreement shall be in writing, approved by City and signed by City and Consultant.

8.7 This Agreement shall be governed by and construed in accordance with the laws of the State of California, without regard to its conflicts of laws provisions. The Parties agree that all actions or proceedings arising in connection with this Agreement shall be tried and litigated only in the state courts located in San Bernardino County, California, and the federal courts located in Riverside County, California.

8.8 If one or more of the sentences, clauses, paragraphs or sections contained in this Agreement is declared invalid, void or unenforceable by a court of competent jurisdiction, the same shall be deemed severable from the remainder of this Agreement and shall not affect, impair or invalidate the remaining sentences, clauses, paragraphs or sections contained herein, unless to do so would deprive a Party of a material benefit of its bargain under this Agreement.

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

CITY OF REDLANDS

By: _____
Paul T. Barich, Mayor

DAVID TAUSSIG AND ASSOCIATES, INC. DBA DTA

By: _____
David Taussig, President

ATTEST:

_____
Jeanne Donaldson, City Clerk

EXHIBIT "A"
SCOPE OF SERVICES

The following Scope of Work details the tasks that the Consultant shall complete with respect to preparing and completing the Development Impact Fee ("DIF") Study.

This scope of work shall be completed within the schedule period listed in Exhibit "B".

Task 1 – Evaluate Current DIF Program

The Consultant shall review the 2014 DIF study and all related resource documents and data provided by the City. The Consultant shall also review San Bernardino County Transportation Authority (SBCTA) improvements and growth projections and consult with the City Development Services Department to ensure growth is consistent with the City General Plan and projections. The Consultant shall include this information when developing the DIF study.

Task 2 – Development of Project Strategy and Kickoff Meeting

The Consultant shall meet with City staff in a project kickoff meeting to finalize the details of the project, deliverables, timetables, and tasks, discuss the fee methodologies and best practices, identify needed information (i.e., reports, project/needs lists, stakeholder groups, data, etc.), prepare the final schedule, discuss the public process, and resolve other concerns, as appropriate.

Task 3 – Develop Population and Dwelling Unit Projections

The Consultant shall compile and document existing and future population and development estimates for the City. The projections resulting from this task shall ultimately calculate fee levels. At this stage, the Consultant shall evaluate City resources and influences, all factors affecting the existing Fee Study, and pertinent impact fees as outlined by the City [specifically open space and parks, transportation improvements, storm drain facilities, water facilities, solid waste facilities, sewer facilities, and public facilities fees (fire, police, library, government facilities, and capital equipment)]. This task comprises four subtasks:

- Subtask 3A – Population Projections
  The Consultant shall gather existing information on present and future population projections for the City from various sources, including City staff, the General Plan, existing Master Plans, the U.S. Census, the SBCTA, the State Department of Finance, and from other data sources, including the City's CIP.

- Subtask 3B – Conduct Entitlement Research and Projections
  The Consultant shall coordinate with the City to determine existing and future residential and non-residential development within the City over the planning horizon (5 years, or otherwise). To complete this subtask, the Consultant shall review the General Plan/CIP

and related plans to determine expected development land use patterns in the City, assess City records to identify existing entitlements for dwelling units and commercial/industrial development, and project the number of new dwelling units and commercial/industrial development based on existing entitlements and population projections through the requested target year, as selected by City staff.

- Subtask 3C – Review Current City Fee Structure
  The Consultant shall review and summarize the City's current development fee structures, City policies and procedures, and other regulatory requirements affecting potential fee structures and revenue program requirements.

- Subtask 3D – Review Prior City Fee Justification Studies
  The Consultant shall review the approach and methodology utilized in prior City fee justification studies so they can be evaluated in light of the City's current needs.

Task 4 – Review Facility/Capital Needs and Levels of Service

This task entails the review of the facilities and capital needs required to serve new development in the study area projected in Task 3. The Consultant shall use existing City materials (and any relevant Developer's Facilities Reports) as base documents and focus our effort on updating this information.

For any fee program to be comprehensive in its scope, it is necessary to complete a thorough identification and review of all the facilities that will be impacted by additional growth, including those already discussed in the General Plan or CIP. This task shall require close coordination with all appropriate City departments.

- Subtask 4A – Survey/Interview City Staff
  The Consultant shall survey/interview City staff to review projected facilities in the City, along with major equipment needs, the timing at which improvements will be needed, and any physical data that would assist in developing the costs estimated below in Subtask 4C. Based upon the results of the surveys and interviews, the Consultant shall verify and, if appropriate, expand the list of new facilities found in the General Plan/CIP to be included within the fee program for the City.

- Subtask 4B – Facilities List
  Based on the information collected in Subtask 4A, the Consultant shall prepare a facilities "needs list" that details the new facilities and equipment to serve new development in the City.

- Subtask 4C – Review Cost Estimates
  The Consultant's engineering and technical staff shall, as necessary, consult with City department heads and/or engineering staff or equivalent to ascertain and understand in-house cost data for existing and projected facilities and equipment, apply inflation and cost-of-living escalators to the list of projected public facilities to determine future costs, review and/or refine existing cost data, examine major sources of revenue to fund the

construction of new public facilities, and provide a proportional estimate between projected costs for new facilities and estimated revenue from mitigation fees and other sources. Where appropriate, the Consultant shall consider debt service in establishing the cost of facilities.

Deliverable: Facilities "Needs List".

Task 5 – Develop Methodology for Calculating New Fee Amounts

This task entails developing the methodology used to establish the fee amount for each fee component to the extent appropriate. There are two critical issues that must be considered in developing a fee program. The fee program must generate revenues in a timely manner and the methodology must meet the nexus or benefit requirements of Assembly Bill ("AB") 1600. Since fees of any sort are controversial, it is critical that any fee established be legally defensible.

The Consultant's Fee Study methodology must meet the nexus or benefit requirements of AB 1600, which requires that there be a nexus between the fees imposed, use of the fees, and development projects on which the fees are imposed. Furthermore, there must be a relationship between the amount of the fee and cost of the improvements. In order to impose a fee as a condition for a development project, the methodology must accomplish the following:

- Identify the purpose of the fee;
- Ascertain the use to which the fee is to be put; if the use is financing public facilities, the facilities must be identified;
- Determine how there is a reasonable relationship between the fee's use and type of development project on which the fee is imposed; and
- Identify how there is a reasonable relationship between the need for the public facility and type of development project on which the fee is being imposed.

Implicit in these requirements is a stipulation that a public agency cannot impose a fee to cure existing deficiencies in public facilities or improve public facilities beyond what is required based on the specific impacts of new development. The benefit methodology established in this task shall be documented in the Final Report.

The Consultant shall prepare a memo to be submitted to City staff summarizing available methodologies and their respective pros and cons and providing detailed examples of other cities', counties', or agencies' impact fee programs. Methodologies to review shall include programs based on auto vehicle trips, all mode trips (e.g., auto, transit, bike, and walk), square footages, household units, etc. The memo shall also discuss, as applicable, context-sensitive and transportation demand management adjustments and "credits" for capital improvements required as part of a project application. The Consultant shall recommend a Fee Expenditure Plan to ensure that projects can be fully funded and implemented within any required time limits for expenditures of such funds and possible flexibility to allow collected fees to be used to provide the City with a match for grant applications. Finally, the memo shall include recommendations for methodology and next steps. Upon review and discussion by City staff, a methodology shall be selected.

Deliverable: Memo Summarizing the Fee Methodology Options.

Task 6 – Determine Fee Levels

This task entails calculating the fee amounts based upon the dwelling unit and commercial/industrial development projections completed in Task 3, facilities needs and costs determined in Task 4, and methodology selected in Task 5.

- Subtask 6A – Calculate Recommended Fee Amounts
  The Consultant shall calculate fees for the City by inputting the data compiled under the preceding tasks and computing each fee to be levied. This work shall be done in a spreadsheet format that can be updated annually.

  The Consultant shall also evaluate this data in comparison to ten (10) surrounding communities, as requested by the City, in order to arrive at comparable and acceptable fee levels.

- Subtask 6B – Document Fee Derivation
  The Consultant shall document the methodology utilized for the fee calculation model in such a way that can be understood by the City and public. The Consultant shall prepare written statements documenting the validity of the methodology for deriving each of the fees for the City. These statements shall be made to meet the requirements of AB 1600 and documented in the Final Report discussed below.

Deliverable: List of Proposed Impact Fees for Single-Family Detached, Single-Family Attached, Multi-Family, and Non-Residential Land Use Categories.

Task 7 – Prepare Draft and Final Reports

This task entails the preparation of the Draft and Final Reports for consideration by the City Council and City staff.

- Subtask 7A – Prepare Draft Report for Comments
  Based on the work completed in Tasks 1-6, the Consultant shall prepare the Draft Report for review and consideration by City staff. The Draft Report shall be prepared under the standards of AB 1600 and is expected to include an executive summary, population projections, the facilities and improvements list, areas of benefit (if applicable), fee calculations, recommended fee levels, and the suggested process for keeping fees current.

- Subtask 7B – Prepare Final Report
  Based on the incorporation of City staff comments and concerns on the Draft Report, the Consultant shall prepare the Final Report for presentation to the City Council and City staff. One hard copy of the Final DIF report shall be submitted to the City.

Deliverables: Draft and Final Reports.

If Consultant's Services include electronic visual presentation materials, such materials shall be delivered in a form, and made available to the 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.

Task 8 – Project Management

The Consultant shall manage and coordinate all components of the DIF study and take a proactive role in keeping all tasks on schedule and on budget and ensure timely completion of the DIF study update. The Consultant shall give prior notice to the City, and obtain acceptance from same, before performing work outside the contract work scope and thereby contract budget amount.

This task entails attendance at a total of thirteen (13) meetings/workshops, including the kickoff meeting, as detailed below:

- Kickoff meeting with City staff to define project goals and objectives, outline the project and management approach, identify roles and responsibilities, and confirm the scope and schedule;
- A minimum of six (6) working site visits with staff;
- A minimum of two (2) meetings with the public and developers;
- A minimum of one (1) meeting with the Building Industry Association ("BIA");
- One (1) presentation to the Municipal Utilities and Public Works Commission at which the Consultant shall present the Final Report for recommendation to the City Council for adoption; and
- One (1) work session and one (1) formal City Council meeting presentation.

During these meetings, the Consultant shall take into account community and stakeholder input. For this purpose, the Consultant shall develop handouts for these meetings that summarize the findings and analysis from the Public Review Draft. The Consultant shall also prepare and distribute updated information, as necessary, to facilitate discussion in Focus Group Meetings in which the Consultant is unable to attend.

In-person attendance at any meetings shall depend on State guidelines and guidance from the Centers for Disease Control and Prevention ("CDC"). Where possible, the Consultant shall conduct more than one in-person meeting with City staff, stakeholders, the BIA, the Municipal Utilities and Public Works Commission, and/or other interested parties per meeting day.

EXHIBIT "B"
PROJECT SCHEDULE

Task No.	Description	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	Jun.
1	Evaluate DIF Program								
2	Development of Project Strategy and Kickoff Meeting								
3	Develop Population and Demographic Projections								
4	Identify Facility/Capital Needs and Levels of Service								
5	Develop Methodology for Calculating New Fee Amounts								
6	Determine Fee Levels and Conduct Housing Affordability Analysis								
7	Prepare Draft and Final Reports								
8	Project Management								
Ongoing	Communication, Education, and Outreach of Project								

EXHIBIT "C"
FEE SCHEDULE

Description	Title	Hourly Rate	Est. Hours	Total Cost
Task #1: Evaluate Current DIF Program	President/MD	$285	2	$570
	Vice President	$240	6	$1,440
	Senior Associate	$185	3	$555
		Task 1	**11**	**$2,565**
Task #2: Development of Project Strategy and Kickoff Meeting	President/MD	$285	3	$855
	Vice President	$240	3	$720
	Senior Associate	$185	0	$0
		Task 2	**6**	**$1,575**
Task #3: Develop Population and Demographic Projections	President/MD	$285	2	$570
	Vice President	$240	2	$480
	Senior Associate	$185	8	$1,480
		Task 3	**12**	**$2,530**
Task #4: Identify Facility/Capital Needs and Levels of Service	President/MD	$285	4	$1,140
	Vice President	$240	24	$5,760
	Senior Associate	$185	12	$2,220
		Task 4	**40**	**$9,120**
Task #5: Develop Methodology for Calculating New Fee Amounts	President/MD	$285	4	$1,140
	Vice President	$240	4	$960
	Senior Associate	$185	8	$1,480
		Task 5	**16**	**$3,580**
Task #6: Determine Fee Levels	President/MD	$285	4	$1,140
	Vice President	$240	4	$960
	Senior Associate	$185	8	$1,480
		Task 6	**16**	**$3,580**
Task #7: Prepare Draft and Final Reports	President/MD	$285	8	$2,280
	Vice President	$240	12	$2,880
	Senior Associate	$185	32	$5,920
		Task 7	**52**	**$11,080**
Task #8: Project Management	President/MD	$285	24	$6,840
	Vice President	$240	24	$5,760
	Senior Associate	$185	10	$1,850
		Task 8	**58**	**$14,450**
Total Not to Exceed	President/MD	$285	51	$14,535
	Vice President	$240	79	$18,960
	Senior Associate	$185	81	$14,985
		Subtotal	**211**	**$48,480**
		Out-of-Pocket Expenses		$1,500
		Total		**$49,980**

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

__X__ I am aware of the provisions of Section 3700 of the Labor Code which requires every employer to be insured against liability for Workers' Compensation or to undertake self-insurance in accordance with the provisions of that Code, and I will comply with such provisions before commencing the performance of the work and activities required or permitted under this Agreement. (Labor Code §1861).

_____I affirm that at all times, in performing the work and activities required or permitted under this Agreement, I shall not employ any person in any manner such that I become subject to the workers' compensation laws of California. However, at any time, if I employ any person such that I become subject to the workers' compensation laws of California, immediately I shall provide the City with a certificate of consent to self-insure, or a certification of workers' compensation insurance.

I certify under penalty of perjury under the laws of the State of California that the information and representations made in this certificate are true and correct.

DAVID TAUSSIG AND ASSOCIATES, INC.
DBA DTA

By: David Taussig
David Taussig, President

Date: 10/23/21

City Council Meeting **G. 16.**

DATE: 12/19/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Adopt Resolution No. 8526 establishing a contractor list pursuant to the Uniform Public Construction Cost Accounting Act, and determine that approval of the Resolution is exempt from environmental review pursuant to Section 15061(b)(3) of the State's guidelines implementing the California Environmental Quality Act (Municipal Utilities and Engineering Director Harris)

MOTION(S):

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

I move that City Council adopt Resolution No. 8526.

RECOMMENDATION:

Staff recommends City Council determine that adoption of Resolution No. 8526 is exempt from environmental review pursuant to Section 15061(b)(3) of the State's guidelines implementing the California Environmental Quality Act, and adopt Resolution No. 8526.

DISCUSSION:

The Uniform Public Construction Cost Accounting Act (Act) was enacted in 1983 and allows alternative bidding procedures when an agency performs public works projects by contract in accordance with the cost accounting procedures outlined in the Cost Accounting Policies and Procedures Manual (Manual) of the California Uniform Cost Accounting Commission. California law provides public agencies relief from the formal bid process on smaller projects if the agency establishes specific administrative procedures necessary to comply with the Act. These procedures require the City to develop and annually update a qualified contractor list and adopt an ordinance providing alternative bidding procedures.

The Act provides that for public works projects of $60,000 or less, the City may use its own employees or negotiate contract terms. For public works projects valued at $200,000 or less, the City may issue a contract using informal bid procedures, typically through a notice inviting informal bids, issued to listed contractors for the category of work to be bid. Using these procedures, public agencies can complete projects in a more timely manner as a result of the streamlined award process, and reduce the paperwork related to advertising and report filing.

The City is a participating agency under the Act and the alternative bidding provisions of the Act are codified in Chapter 2.16 of the Redlands Municipal Code. As part of the Act, staff is required to develop and maintain a contractor list under Public Contract Code section 22034 (a)(1). Each calendar year, the City must provide a new or updated list of qualified contractors. In October 2023, a written notice inviting contractors to be included in the City's contractor list was emailed to all construction trade journals designated under Section 22036 of the Public Contract Code. The notice invited all licensed contractors to submit the name of their firm and other required information for inclusion on the City's list of qualified bidders. The attached contractor list has been updated for calendar year 2024 to include contractors who submitted the required information. Additionally, a contractor may request to be added to the City's contractor list at any time by providing the required information.

Approval of Resolution No. 8526 establishing the contractor list is exempt from environmental review under section 15061(b)(3) of the State's guidelines implementing the California Environmental Quality Act because approval of the resolution will not result in any direct or reasonably foreseeable indirect physical change in the environment.

ALTERNATIVES:

City Council may deny the staff recommendation and provide alternate direction.

STRATEGIC PLAN:

N/A

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

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

REVIEWED BY:
Yvette M. Abich Garcia, City Attorney

Janice McConnell, Assistant City Manager
Goutam K. Dobey, City Engineer

PREPARED BY:
Gerard Nepomuceno, Civil Engineer

Fiscal Impact

Discussion:

There is no fiscal impact associated with the approval of the Resolution.

Attachments

Resolution No. 8526

RESOLUTION NO. 8526

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS ESTABLISHING A CONTRACTOR LIST PURSUANT TO THE UNIFORM PUBLIC CONSTRUCTION COST ACCOUNTING ACT

WHEREAS, the City established Ordinance No. 2891 amending chapter 2.16 of the Redlands Municipal Code relating to contract value limits for the purposes of soliciting bids pursuant to the California Uniform Public Construction Cost Accounting Act; and

WHEREAS, at least once per calendar year, a list of qualified contractors shall be developed and maintained by those City departments undertaking public projects in accordance with the provisions of section 22034 of the Public Contract Code;

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

Section 1. The City of Redlands' Contractor List pursuant to Uniform Public Construction Cost Accounting Act, attached hereto as Exhibit "A," is hereby adopted for the calendar year 2024.

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:
NOES:
ABSTAIN:
ABSENT:

_____
Jeanne Donaldson, City Clerk

EXHIBIT "A"

Contractor List per California Uniform Public Construction Cost Accounting Act
Above All Names Construction Services, Inc.
Alcorn Fence Company
Armstrong Cal Builders, Inc.
Baker Electric, Inc.
Best Contracting Services, Inc.
Borden Excavating, Inc.
California Professional Engineering, Inc.
CEM Construction Corporation
Color New Co.
CT&T Concrete Paving, Inc.
Deark E&C, Inc.
Econolite Systems, Inc.
Elecnor Belco Electric, Inc.
Fix Painting Company
F.M. Thomas Air Conditioning, Inc.
GCI Construction, Inc.
GM Sager Construction Co., Inc.
GSE Construction Co., Inc.
Harbor Coating and Restoration
Humphrey Constructors
Integrated Demolition and Remediation Inc.
J.M. Olvera Engineering, Inc.
KASA Construction, Inc.
Kerns, Inc., A California Corp.
KSM Electric, Inc.
Layne Christensen Company
LC Paving and Sealing, Inc.
Legend Pump and Well Service, Inc.
Matich Corporation
My Electrician, Inc.
Oakridge Energy
Oakview Constructors, Inc.
Onyx Paving Company, Inc.
Osborne Painting Inc.
PTM General Engineering Services, Inc.

(Continued)
RND Contractors, Inc.
Roadway Engineering & Contracting, Inc.
S & H Civilworks
South West Pump & Drilling, Inc.
Sully-Miller Contracting Company
Three Peaks Corp.
Tony Painting
Tri-County Pump Company
Tryco General Engineering
TESCO Controls, Inc.
Universal Construction and Engineering
Urban Habitat
Valley Cities/Gonzales Fence, Inc.
Weber Water Resources

City Council Meeting **G. 17.**

DATE: 12/19/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Approve a Fourth Amendment to the Public Works Contract with Armstrong Cal Builders, Inc. for the Joslyn Senior Center Renovation Project to extend the time for completion by forty (40) calendar days to January 31, 2024, and determine that the project is categorically exempt from environmental review pursuant to Section 15061 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 recommendation is appropriate, the following motions are provided:

1. I move to determine that the approval of the agreement is exempt from an environmental review pursuant to Section 15061 of the State's CEQA guidelines; and

2. I move to approve the Fourth Amendment to the Public Works Contract with Armstrong Cal Builders, Inc. for the Joslyn Senior Center Renovation Project to extend the time for completion by forty (40) calendar days to January 31, 2024.

RECOMMENDATION:

Staff recommends City Council approve the Fourth Amendment to the Public Works Contract with Armstrong Cal Builders, Inc. for the Joslyn Senior Center Renovation Project No. FCS10252021ER to extend the time for completion by forty (40) calendar days to January 31, 2024. Staff further recommends that the approval of the agreement is exempt from an environmental review pursuant to Section 15061 of the state's CEQA guidelines, pertaining to the common sense rule.

DISCUSSION:

On October 4, 2022, the City Council approved a Public Works Contract with Armstrong Cal Builders, Inc. to perform all the work and furnish all materials for the Joslyn Senior Center Renovation Project No. FCS10252021ER for an amount not-to-exceed $1,033,800. This project is funded by the County of San Bernardino's Community Development Block Grant Program (REDL-20-1-30A/0184). The scope of the project consists of the construction of a commercial kitchen, renovation of existing restroom facilities, installation of a grease interceptor, minor site improvements, interior, and exterior ADA upgrades.

Armstrong Cal Builders, Inc. recently notified staff that unforeseen design revisions caused project delays and the project cannot be completed as anticipated and exceeds the contract completion deadline. Therefore, staff is recommending a contract amendment to increase the time for completion by forty (40) calendar days, resulting in a revised contract time for project completion of four hundred forty-two (442) calendar days. This is the fourth contract revision proposed. Furthermore, the approval of the agreement is exempt from an environmental review pursuant to Section 15061 of the state's CEQA guidelines, pertaining to the common sense exemption.

ALTERNATIVES:

City Council may deny this action. However, denying this action may result in the project not being completed and a loss or reduction of Community Development Block Grant Program (CDBG) funding in the future.

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

PREPARED BY:
Jawad Naderi, Associate Engineer

Fiscal Impact

Discussion:

There is no impact on the General Fund with approval of this Fourth Amendment as it only extends the timeframe. This project is funded by CDBG funds from the County of San Bernardino (REDL-20-1-30A/0184).

Attachments

Fourth Amendment
Executed Contract (Reference only)
First Amendment (Reference only)
Second Amendment (Reference only)
Third Amendment (Reference only)

FOURTH AMENDMENT TO PUBLIC WORKS CONSTRUCTION CONTRACT

This Fourth amendment ("Fourth Amendment") to the Public Works Construction Contract for the Joslyn Senior Center Renovation Project for the ("Contract"), dated October 4, 2022, by and between the City of Redlands, a municipal corporation and a general law city ("City"), and Armstrong Cal Builders, Inc. a California corporation ("Contractor"), is made and entered into this 19th day of December 2023**.**

RECITALS

WHEREAS, it is the desire of the City and Contractor to amend their existing Contract, specifically to amend the time for completion from notice to proceed within (442) calendar days of the contract to January 31, 2024.

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

AGREEMENT

Section 1. Section 3 of the contract, entitled "Time for completion," is hereby amended to read as follows:

3 "TIME FOR COMPLETION: The Work shall be completed within four hundred forty-two (442) calendar days from and after the date of City's issuance of a Notice to Proceed to Contractor."

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

Section 3. This Amendment may be executed in counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument.

CITY OF REDLANDS

By: _____
Eddie Tejeda, Mayor

ARMSTRONG CAL BUILDERS, INC.

By: _____
Shawn Salah, President

ATTEST:

_____
Jeanne Donaldson, City Clerk

PUBLIC WORK CONSTRUCTION CONTRACT

This Public Work Construction contract ("Contract") is made and entered into this 4th day of October, 2022, by and between the City of Redlands, a municipal corporation, organized and existing under the laws of the State of California (hereinafter "City"), and Armstrong Cal Builders, Inc., a California corporation. (hereinafter "Contractor"). City and Contractor are sometimes individually referred to herein as a "Party" and, together, as the "Parties."

In consideration of the mutual promises contained herein, City and Contractor agree as follows:

1. **SCOPE OF WORK:** Contractor shall furnish all materials and will perform all of the work for the following: Joslyn Senior Center Renovation , complete all items as required by the Contract Documents (as herein defined) and Specifications for City's Joslyn Senior Center Renovation , Project No. FCS10252021ER (the "Work").

2. **CONTRACT SUM:** City shall pay Contractor the sum of one million thirty-three thousand eight hundred dollars ($1,033,800.00) 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 ninety (90) calendar days from and after the date of City's issuance of a Notice to Proceed to Contractor.

4. **LIQUIDATED DAMAGES:** Contractor's failure to complete the Work within the time allowed will result in damages being sustained by City. Such damages are, and will continue to be, impracticable and extremely difficult to determine. Accordingly, Contractor shall pay to City, or have withheld from monies due to Contractor, the sum of five hundred dollars ($500.00) for each consecutive calendar day in excess of the specified time for completion of the Work. Execution of this Contract shall constitute agreement by City and Contractor that five hundred dollars ($500.00) 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: _____
Paul T. Barich, Mayor

ATTEST:

_____
Jeanne Donaldson, City Clerk

(SEAL)

ARMSTRONG CAL BUILDERS INC.
Name of Contractor

By: Shawn Salah
Signature of Authorized Agent

President/CEO
Title

_____
Signature of Authorized Agent (if necessary)

_____
Title

990992
Contractor's License No.

WORKER'S COMPENSATION INSURANCE CERTIFICATION

Description of Contract: City of Redlands
Facilities and Community Services Department
Joslyn Senior Center Renovation Project
Project No. FCS10252021ER

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 28th day of Septemeber, 2022.

Armstrong Cal Builders Inc.
(Contractor)
Shawn Salah
(Signature)
President/CEO
(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.)

ACKNOWLEDGMENT

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 Orange)

On 30 Sept. 2022 before me, Haidy Abosalama, A notary Public
(insert name and title of the officer)

personally appeared Shawn Salah,
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)**

HAIDY ABOSALAMA
Notary Public - California
Orange County
Commission # 2270465
My Comm. Expires Dec 10, 2022

Bond Number: GS10100001
Premium: $20,676.00
Premium is for the contract term and subject to adjustment based on the final contract price.
Bonds effective October 4, 2022

FAITHFUL PERFORMANCE BOND

Whereas, the City of Redlands ("City"), State of California, and Armstrong Cal Builders Inc. (hereinafter designated as "Principal") have entered into an agreement dated October 4th, 2022 ("Agreement") whereby Principal agrees to install and complete certain public improvements (the "Work"), which said Agreement is identified as Joslyn Senior Center Renovation Project No. FCS10252021ER 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, The Gray Casualty & Surety Company as Surety, are held and firmly bound unto the City in the penal sum of ~~one million three hundred thirty-three thousand eight hundred dollars~~ ($1,033,800.00) 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.

One Million Thirty-three thousand, eight hundred dollars ($1,033,800.00)

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 September 29, 2022.

(SEAL)

Armstrong Cal Builders Inc.
(Contractor)

Shawn Salah
(Signature)

(Seal and Notarial Acknowledgment of Surety)

(SEAL)

The Gray Casualty & Surety Company
(Surety)

BY: Cynthia J. Young
Cynthia J. Young (Signature)
Attorney-In-Fact
Address: 1225 West Causeway Approach
Mandeville, LA 70471
Telephone (760) 218-0626

ACKNOWLEDGMENT

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 Orange)

On Sept. 30. 2022 before me, Haidy Abosalama, A notary Public
(insert name and title of the officer)

personally appeared Shawn Salah,
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)**

HAIDY ABOSALAMA
Notary Public - California
Orange County
Commission # 2270465
My Comm. Expires Dec 10, 2022

CALIFORNIA ALL-PURPOSE 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 San Bernardino) ss.

On SEP 2 9 2022 before me, Rebecca Elizabeth Adcock, Notary Public
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Cynthia J. Young
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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 of Notary Public

Rebecca Elizabeth Adcock
COMM # 2327252
NOTARY PUBLIC - CALIFORNIA
SAN BERNARDINO COUNTY
My Comm. Expires: 05/03/24

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

RT THUMBPRINT OF SIGNER
Top of thumb here

- ❒ Individual
- ❒ Corporate Officer
  Title _____
- ❒ Partner -- ❒ Limited ❒ General
- ❒ Attorney-in-Fact
- ❒ Trustee
- ❒ Guardian or Conservator

Other: _____

Signer is Representing:

_____

_____

No. 09002

STATE OF CALIFORNIA

DEPARTMENT OF INSURANCE

SAN FRANCISCO

Certificate of Authority

THIS IS TO CERTIFY, *That, pursuant to the Insurance Code of the State of California,*

The Gray Casualty & Surety Company

of Louisiana, organized under the laws of Louisiana, subject to its Articles of Incorporation or other fundamental organizational documents, is hereby authorized to transact within this State, subject to all provisions of this Certificate, the following classes of insurance:

Surety

as such classes are now or may hereafter be defined in the Insurance Laws of the State of California.

THIS CERTIFICATE *is expressly conditioned upon the holder hereof now and hereafter being in full compliance with all, and not in violation of any, of the applicable laws and lawful requirements made under authority of the laws of the State of California as long as such laws or requirements are in effect and applicable, and as such laws and requirements now are, or may hereafter be changed or amended.*

IN WITNESS WHEREOF, *effective as of the 14th day of March, 2012, I have hereunto set my hand and caused my official seal to be affixed this 14th day of March, 2012.*

Fee $3180.00

Rec. No.

Filed 8/8/2011

Dave Jones
Insurance Commissioner

By

Susan J. Stapp
for Vesne Hope
Chief Deputy

Certification

I, the undersigned Insurance Commissioner of the State of California, do hereby certify that I have compared the above copy of Certificate of Authority with the duplicate of original now on file in my office, and that the same is a full, true, and correct transcript thereof, and of the whole of said duplicate, and said Certificate of Authority is now in full force and effect.

IN WITNESS WHEREOF, *I have hereunto set my hand and caused my official seal to be affixed this 4th day of June, 2012.*

Dave Jones
Insurance Commissioner

By Pauline D'Andrea

Pauline D'Andrea

THE GRAY INSURANCE COMPANY
THE GRAY CASUALTY & SURETY COMPANY

GENERAL POWER OF ATTORNEY

Bond Number: GS10100001 **Principal:** Armstrong Cal Builders, Inc.

Project: Joslyn Senior Center Renovation Project No. PCS10252021ER

KNOW ALL BY THESE PRESENTS, THAT The Gray Insurance Company and The Gray Casualty & Surety Company, corporations duly organized and existing under the laws of Louisiana, and having their principal offices in Metairie, Louisiana, do hereby make, constitute, and appoint: **Jay Freeman, Christina Mountz, Cynthia J. Young, and Adriana Valenzuela of San Bernardino, California jointly and severally** on behalf of each of the Companies named above its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its deed, bonds, or other writings obligatory in the nature of a bond, as surety, contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the amount of $15,000,000.00.

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both The Gray Insurance Company and The Gray Casualty & Surety Company at meetings duly called and held on the 26th day of June, 2003.

"RESOLVED, that the President, Executive Vice President, any Vice President, or the Secretary be and each or any of them hereby is authorized to execute a power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings, and all contracts of surety, and that each or any of them is hereby authorized to attest to the execution of such Power of Attorney, and to attach the seal of the Company; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be binding upon the Company now and in the future when so affixed with regard to any bond, undertaking or contract of surety to which it is attached.

IN WITNESS WHEREOF, The Gray Insurance Company and The Gray Casualty & Surety Company have caused their official seals to be hereinto affixed, and these presents to be signed by their authorized officers this 28th day of October, 2021.

THE GRAY INSURANCE COMPANY SEAL

By: Michael T. Gray
President
The Gray Insurance Company

Cullen S. Piske
President
The Gray Casualty & Surety Company

THE GRAY CASUALTY & SURETY COMPANY SEAL

State of Louisiana
ss:
Parish of Jefferson

On this 28th day of October, 2021, before me, a Notary Public, personally appeared Michael T. Gray, President of The Gray Insurance Company, and Cullen S. Piske, President of The Gray Casualty & Surety Company, personally known to me, being duly sworn, acknowledged that they signed the above Power of Attorney and affixed the seals of the companies as officers of, and acknowledged said instrument to be the voluntary act and deed, of their companies.

Leigh Anne Henican
Notary Public
Notary ID No. 92653
Orleans Parish, Louisiana

Leigh Anne Henican
Notary Public, Parish of Orleans State of Louisiana
My Commission is for Life

I, Mark S. Manguno, Secretary of The Gray Insurance Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 29th day of September , 2022 .

I, Leigh Anne Henican, Secretary of The Gray Casualty & Surety Company , do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 29th day of September , 2022 .

THE GRAY INSURANCE COMPANY SEAL

THE GRAY CASUALTY & SURETY COMPANY SEAL

Bond Number: GS10100001
Premium included in charge for Performance Bond
Bonds effective October 4, 2022

LABOR AND MATERIAL BOND

Whereas, the City Council of the City of Redlands, State of California, and Armstrong Cal Builders Inc. (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 4th, 2022, and identified as Joslyn Senior Center Renovation Project No. FCS10252021ER is hereby referred to and made a part hereof; and

Whereas, under the terms of the Agreement, Principal is required before commending 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 one million three hundred thirty-three thousand eight hundred dollars ($1,033,800.00) for materials furnished or labor thereon of any kind, or for amounts due under the Unemployment Insurance Act with respect to such work or labor, that said surety will pay the same in an amount not exceeding the amount hereinabove set forth, and also in case suit is brought upon this bond, will pay, in addition to the face amount thereof, costs and reasonable expenses and fees, including reasonable attorneys' fees, incurred by the City in successfully enforcing such obligation, to be awarded and fixed by the court, and to be taxed as costs and to be included in the judgment therein rendered.

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

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

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

In witness whereof, this instrument has been duly executed by the Principal and surety above named, on September 29, 2022.

(SEAL)

Armstrong Cal Builders Inc.
(Contractor)

Shawn Salah
(Signature)

(Seal and Notarial Acknowledgement of Surety)

(SEAL)

The Gray Casualty & Surety Company
(Surety)

BY: Cynthia J. Young
(Signature) Cynthia J. Young
Attorney-In-Fact

Address: 1225 West Causeway Approach
Mandeville, LA 70471

Telephone: (760) 218-0626

ACKNOWLEDGMENT

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 Orange)

On 30 Sept. 2022 before me, Haidy Abosalama, A notary Public
(insert name and title of the officer)

personally appeared Shawn Salah,
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)**

HAIDY ABOSALAMA
Notary Public - California
Orange County
Commission # 2270465
My Comm. Expires Dec 10, 2022

CALIFORNIA ALL-PURPOSE 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.

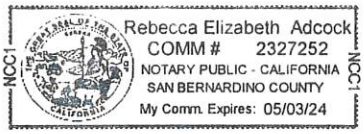
State of California

County of San Bernardino) ss.

On SEP 2 9 2022 before me, Rebecca Elizabeth Adcock, Notary Public
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Cynthia J. Young
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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 of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

RT THUMBPRINT OF SIGNER
Top of thumb here

- ❒ Individual
- ❒ Corporate Officer
  Title _____
- ❒ Partner -- ❒ Limited ❒ General
- ❒ Attorney-in-Fact
- ❒ Trustee
- ❒ Guardian or Conservator

Other: _____

Signer is Representing:

_____

_____

No. 09002

STATE OF CALIFORNIA

DEPARTMENT OF INSURANCE

SAN FRANCISCO

Certificate of Authority

THIS IS TO CERTIFY, *That, pursuant to the Insurance Code of the State of California,*

The Gray Casualty & Surety Company

of Louisiana, organized under the laws of Louisiana, subject to its Articles of Incorporation or other fundamental organizational documents, is hereby authorized to transact within this State, subject to all provisions of this Certificate, the following classes of insurance:

Surety

as such classes are now or may hereafter be defined in the Insurance Laws of the State of California.

THIS CERTIFICATE *is expressly conditioned upon the holder hereof now and hereafter being in full compliance with all, and not in violation of any, of the applicable laws and lawful requirements made under authority of the laws of the State of California as long as such laws or requirements are in effect and applicable, and as such laws and requirements now are, or may hereafter be changed or amended.*

IN WITNESS WHEREOF, *effective as of the 14th day of March, 2012, I have hereunto set my hand and caused my official seal to be affixed this 14th day of March, 2012.*

Fee $3180.00

Rec. No.

Filed 8/8/2011

Dave Jones
Insurance Commissioner

By

Susan J. Stapp
for Nettie Hoge
Chief Deputy

Certification

I, the undersigned Insurance Commissioner of the State of California, do hereby certify that I have compared the above copy of Certificate of Authority with the duplicate of original now on file in my office, and that the same is a full, true, and correct transcript thereof, and of the whole of said duplicate, and said Certificate of Authority is now in full force and effect.

IN WITNESS WHEREOF, *I have hereunto set my hand and caused my official seal to be affixed this 4th day of June, 2012.*

Dave Jones
Insurance Commissioner

By Pauline D'Andrea

Pauline D'Andrea

THE GRAY INSURANCE COMPANY
THE GRAY CASUALTY & SURETY COMPANY

GENERAL POWER OF ATTORNEY

Bond Number: GS10100001 **Principal:** Armstrong Cal Builders, Inc.

Project: Joslyn Senior Center Renovation Project No. PCS10252021ER

KNOW ALL BY THESE PRESENTS, THAT The Gray Insurance Company and The Gray Casualty & Surety Company, corporations duly organized and existing under the laws of Louisiana, and having their principal offices in Metairie, Louisiana, do hereby make, constitute, and appoint: **Jay Freeman, Christina Mountz, Cynthia J. Young, and Adriana Valenzuela of San Bernardino, California jointly and severally** on behalf of each of the Companies named above its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its deed, bonds, or other writings obligatory in the nature of a bond, as surety, contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the amount of $15,000,000.00.

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both The Gray Insurance Company and The Gray Casualty & Surety Company at meetings duly called and held on the 26th day of June, 2003.

"RESOLVED, that the President, Executive Vice President, any Vice President, or the Secretary be and each or any of them hereby is authorized to execute a power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings, and all contracts of surety, and that each or any of them is hereby authorized to attest to the execution of such Power of Attorney, and to attach the seal of the Company; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be binding upon the Company now and in the future when so affixed with regard to any bond, undertaking or contract of surety to which it is attached.

IN WITNESS WHEREOF, The Gray Insurance Company and The Gray Casualty & Surety Company have caused their official seals to be hereinto affixed, and these presents to be signed by their authorized officers this 28th day of October, 2021.

THE GRAY INSURANCE COMPANY SEAL

By: Michael T. Gray
President
The Gray Insurance Company

Cullen S. Piske
President
The Gray Casualty & Surety Company

THE GRAY CASUALTY & SURETY COMPANY SEAL

State of Louisiana
ss:
Parish of Jefferson

On this 28th day of October, 2021, before me, a Notary Public, personally appeared Michael T. Gray, President of The Gray Insurance Company, and Cullen S. Piske, President of The Gray Casualty & Surety Company, personally known to me, being duly sworn, acknowledged that they signed the above Power of Attorney and affixed the seals of the companies as officers of, and acknowledged said instrument to be the voluntary act and deed, of their companies.

Leigh Anne Henican
Notary Public
Notary ID No. 92653
Orleans Parish, Louisiana

Leigh Anne Henican
Notary Public, Parish of Orleans State of Louisiana
My Commission is for Life

I, Mark S. Manguno, Secretary of The Gray Insurance Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 29th day of September , 2022 .

I, Leigh Anne Henican, Secretary of The Gray Casualty & Surety Company , do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 29th day of September , 2022 .

THE GRAY INSURANCE COMPANY SEAL

THE GRAY CASUALTY & SURETY COMPANY SEAL

Prince Financial and Insurance Services
444 W. Ocean Blvd., Suite 1102
Long Beach, CA 90802

CITY OF REDLANDS
35 CAJON ST. SUITE 15A
REDLANDS, CA 92374

We are providing you with a Certificate of Insurance confirming our client's coverage.

Want to get certificates of insurance faster? Go green by receiving digital copies of certificates via email in the future. Or, do you no longer require a certificate of insurance for our client? Please contact us at certs@princefinancial.net and provide the following information for processing:

1. Confirmation that a certificate of insurance is no longer required; or
2. E-mail address to send future certificates of insurance in lieu of U.S. Mail Delivery
3. Insured code found in the **Insured Section** on the enclosed certificate. An example of this is xxxxxx-01
4. This Certificate Number: **0100196860-0**

PFIS does not share your e-mail as detailed in our privacy policy found on our website at https://www.princefinancial.net

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 09/29/2022

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	CONTACT NAME: Fayez Kabour	
Prince Financial and Insurance Services	PHONE (A/C, No, Ext): (562) 473-4444 x 230	FAX (A/C, No): (855) 484-2020
444 W. Ocean Blvd	E-MAIL ADDRESS: FKABOUR@PrinceFinancial.net	
Suite 1102	INSURER(S) AFFORDING COVERAGE	NAIC #
Long Beach CA 90802	INSURER A : KINSALE INS CO	38920
INSURED	INSURER B : INFINITY SELECT INS CO	20260
Armstrong Cal Builders	INSURER C : MIDWEST EMPLOYERS CASUALTY CO	0098
3130 E. Willow St	INSURER D :	
	INSURER E :	
Signal Hill CA 90755-2308	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** 0100196860-0 **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 [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [ ] LOC [ ] OTHER:	X	X	0100196860-0	06/30/2022	06/30/2023	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
B	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY	X	X	504-61017-6267-001	06/28/2022	06/28/2023	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	[ ] UMBRELLA LIAB [X] OCCUR [X] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $			0100209238-0	10/03/2022	06/30/2023	EACH OCCURRENCE AGGREGATE	$ 5,000,000 $ 5,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	X	BNUWC0157339	06/28/2022	06/28/2023	PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000

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

Project ACB-100: Joslyn Senior Center Project

All Certificate Holder privileges apply only if required by written agreement between the Certificate Holder and the Insured, and are subject to policy terms and conditions.

CERTIFICATE HOLDER

City of Redlands
35 Cajon St
Suite 15A
Redlands CA 92374

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

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CITY OF REDLANDS

BUSINESS TAX CERTIFICATE

2023

TO BE POSTED IN A CONSPICUOUS PLACE
AND
NOT TRANSFERABLE OR ASSIGNABLE

"For Services Provided in the City of Redlands, California Only"

Business Name	ARMSTRONG CAL BUILDERS INC		
Business Location	3130 E Willow St Signal Hill, Ca 90755-2308	**Business Type**	Contractor- General
Business Owner(s)	ARMSTRONG CAL BUILDERS INC	**Description**	GENERAL CONTRACTOR

ARMSTRONG CAL BUILDERS INC
3130 E WILLOW ST
SIGNAL HILL, CA 90755-2308

Certificate Number: 08132769
Effective Date October 03, 2022
Expiration Date June 30, 2023

THIS BUSINESS TAX CERTIFICATE DOES NOT PERMIT A BUSINESS THAT IS OTHERWISE PROHIBITED.

For all inquiries regarding this license, contact HdL Business Tax Support Center at (909) 479-2111.

ARMSTRONG CAL BUILDERS INC:

Thank you for your payment on your City of Redlands Business Tax Certificate. **ALL CERTIFICATES MUST BE AVAILABLE FOR INSPECTION UPON REQUEST.** If you have questions concerning your business tax certificate, contact the Business Tax Support Center via email at: Redlands@hdlgov.com or by telephone at: (909) 479-2111.

Keep this portion for your tax certificate separate in case you need a replacement for any lost, stolen, or destroyed tax certificate. A fee may be charged for a replacement or duplicate tax certificate.

This certificate does not entitle the holder to conduct business before complying with all requirements of Redlands Municipal code and other applicable laws, nor to conduct business in a zone where conducting such business violates law.

If you have a fixed place of business within the city limits of City of Redlands, please display the Business Tax certificate above in a conspicuous place at the premises. Otherwise, every Business Tax Certificate holder not having a fixed place of business in the City shall keep the Business Tax Certificate upon his or her person, or affixed in plain view upon any cart, vehicle, van or other movable structure or device at all times if required by the Collector.

Starting January 1, 2021, Assembly Bill 1607 requires the prevention of gender-based discrimination of business establishments. A full notice is available in English or other languages by going to: https://www.dca.ca.gov/publications/.

BUSINESS SUPPORT CENTER
8839 N CEDAR AVE #212
FRESNO, CA 93720-1832

City of Redlands
BUSINESS TAX CERTIFICATE

ARMSTRONG CAL BUILDERS INC
3130 E WILLOW ST
SIGNAL HILL, CA 90755-2308

Certificate Number: **08132769**

Date of Issue: **10/03/2022**

FIRST AMENDMENT TO PUBLIC WORKS CONSTRUCTION CONTRACT

This first amendment ("First Amendment") to the Public Works Construction Contract for the Joslyn Senior Center Renovation (Project No. FCS10252021ER) for the ("Contract"), dated October 4, 2022, by and between the City of Redlands, a municipal corporation and a general law city ("City"), and Armstrong Cal Builders, Inc., a California Corporation ("Contractor"), is made and entered into this 7th day of February 2023.

RECITALS

WHEREAS, it is the desire of the City and Contractor to amend their existing Contract, specifically to amend the time for completion of the contract to July 13, 2023.

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

AGREEMENT

Section 1. Section 3 of the contract, entitled "Time for completion," is hereby amended to read as follows:

3 "TIME FOR COMPLETION: The Work shall be completed within two hundred forty (240) calendar days from and after the date of City's issuance of a Notice to Proceed to Contractor."

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

Section 3. This Amendment may be executed in counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument.

CITY OF REDLANDS

By: _____
Eddie Tejeda, Mayor

Armstrong Cal Builders, Inc.

By: _____
Shawn Salah, President

ATTEST:

_____
Jeanne Donaldson, City Clerk

SECOND AMENDMENT TO PUBLIC WORKS CONSTRUCTION CONTRACT

This second amendment ("Second Amendment") to the Public Works Construction Contract for the Joslyn Senior Center Renovation Project for the ("Contract"), dated [October 4, 2022], by and between the City of Redlands, a municipal corporation and a general law city ("City"), and Armstrong Cal Builders, Inc. ("Contractor"), is made and entered into this 25th day of July 2023.

RECITALS

WHEREAS, it is the desire of the City and Contractor to amend their existing Contract, specifically to amend the time for completion of the contract to September 26, 2023.

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

AGREEMENT

Section 1. Section 3 of the contract, entitled "Time for completion," is hereby amended to read as follows:

3 "TIME FOR COMPLETION: The Work shall be completed within three hundred fifteen (315) calendar days from and after the date of City's issuance of a Notice to Proceed to Contractor."

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

Section 3. This Amendment may be executed in counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument.

CITY OF REDLANDS

By: _____
Eddie Tejeda, Mayor

Armstrong Cal Builders, Inc.

By: _____
Shawn Salah, President

ATTEST:

_____
Jeanne Donaldson, City Clerk

THIRD AMENDMENT TO PUBLIC WORKS CONSTRUCTION CONTRACT

This third amendment ("Third Amendment") to the Public Works Construction Contract for the Joslyn Senior Center Renovation Project for the ("Contract"), dated [October 4, 2022], by and between the City of Redlands, a municipal corporation and a general law city ("City"), and Armstrong Cal Builders, Inc. ("Contractor"), is made and entered into this 19th day of September 2023.

RECITALS

WHEREAS, it is the desire of the City and Contractor to amend their existing Contract, specifically to amend the time for completion from receipt of notice to proceed within (402) calendar days of the contract to December 22, 2023.

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

AGREEMENT

Section 1. Section 3 of the contract, entitled "Time for completion," is hereby amended to read as follows:

3. "TIME FOR COMPLETION: The Work shall be completed within four hundred (402) calendar days from and after the date of City's issuance of a Notice to Proceed to Contractor."

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

Section 3. This Amendment may be executed in counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument.

CITY OF REDLANDS

By: _____
Eddie Tejeda, Mayor

Armstrong Cal Builders, Inc.

By: _____
Shawn Salah, President

ATTEST:

_____
Jeanne Donaldson, City Clerk

City Council Meeting **G. 18.**

DATE: 12/19/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Approve the request to hold the Martin Luther King Jr. Youth Kamp event hosted by Unity in the Community on January 15, 2024; authorize street closure related to the event; approve a request for in-kind support in the amount of $2,395 related to the event; and determine that the event is categorically exempt from environmental review pursuant to Section 15061 (b)(3) of the state's guidelines implementing the California Environmental Quality Act (Facilities and Community Services Director Crocker).

MOTION(S):

If the City Council determines that the requests are appropriate, the following motions are provided:

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

2. I move to authorize the closure of 9th Street at Stuart Ave, from 7:00 a.m. to 5:00 p.m. on the event day; and

3. I move to authorize the expenditure of city resources and in-kind support in the amount of $2,395 related to this event.

RECOMMENDATION:

Staff recommends the City Council determine that the event is categorically exempt from environmental review pursuant to Section 15061 (b)(3) of the state's guidelines implementing the California Environmental Quality Act (CEQA) and further recommends that the City Council direct staff accordingly concerning expenditure for personnel, equipment resources, and waiver of fees.

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 provide support for programs that provide a community benefit, the City Council will, from time to time, consider the authorization of the expenditure of City resources related to a specific special event without reimbursement from Redlands-based non-profit agencies and organizations.

The non-profit organization, Unity in the Community, is requesting to hold an event on Monday, January 15, 2024, from 10:00 a.m. to 3:00 p.m. for the Martin Luther King Jr. Youth Kamp. Unity in the Community coordinated with other community groups and individuals to plan this event and anticipate 300 attendees. They are requesting approval to close 9 th Street at Stuart Avenue from 7:00 a.m. to 5:00 p.m. on the day of the event. Additionally, Unity in the Community is requesting in-kind support in the amount of $2,395 for departmental resources including personnel and equipment for the Facilities and Community Services Department.

The MLK Jr. Youth Kamp serves the purpose of educating both youth and the community about Dr. Martin Luther King Jr.'s enduring legacy. This is achieved through a diverse range of activities, including speeches, poetry, and music performances. Local groups and educational institutions such as CSUSB, UC Riverside, California Community College, Redlands Police Dept, CollegeCorps, and others will be actively participating in this event. Unity in the Community will provide literature highlighting various events and services.

This year, Unity in the Community is introducing the City's show mobile stage to host a Talent Kamp, where our community's musical talents will shine. Additionally, tables will be placed both within the church and on the adjoining street to accommodate the Redlands' Book Mobile, a resource fair, arts and craft stations, and games for children. Unity in the Community's goal is to foster positivity and inclusion within our city. This event is open to the public. The event is categorically exempt from the requirements of the California Environmental Quality Act’s guidelines pursuant to Section 15061 (b)(3). This section includes the permitting of existing public facilities involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

ALTERNATIVES:

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

STRATEGIC PLAN:

Priority A - Quality of Life, Strategic Objective 1. Beautification, Arts and Culture. Enhance community events to better reflect Redlands' diversity and demographics.

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
Danielle Garcia, Management Services/Finance Director

PREPARED BY:
Amber N. Davis, Administrative Assistant

Fiscal Impact

Fiscal Year: FY 2023/24

Amount: $2,395.00

Discussion:

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 Amount	Type	2023 Amount
Police Personnel[1]	$0.00	Hard Cost	$
Fire Personnel[1]	$0.00	Hard Cost	$

Facilities & Community Services Personnel[1]	$1,200.00	Hard Cost	$
Personnel & Equipment Subtotal	**$1,200.00**		$
Fees Established by City Council Resolution			
Park Reservation	$	Soft Cost	
FCS Equipment	$1,195.00	Soft Cost	
Fire Equipment	$	Soft Cost	
Fees Subtotal	$1,195.00		
Total Departmental Charges and Fees	**$2,395.00**		$
	$** 1,200.00 (hard cost) **$ 1,195.00 (soft cost) **$ 2,395.00 (total)**		**$** **$** **$**

[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 2023-24 to date:

TABLE 2: FY 2023-24 Fee Waivers to date

Hard Costs	Soft Costs	Deposits Refunded	Waiver Amount	Net Amount
$204,360.14	$15,507.96	$	$219,868.10	$219,868.10

Attachments

In-Kind Support Request
Street Closure Request

City of Redlands *In-Kind Support Request*

Event Name: The Dream Continues - Martin Luther King, JR Ds

Event Date(s): Jan. 15, 2024 **Location(s):** 420 E. Stuart Ave

Rain Out Date: **Beginning Time:** 10 A.M. **End Time:** 3 p.m

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.

Youth Event for MLK DAY
Flyer Attached -

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

- [x] Traffic (*Personnel, equipment, cones, barricades, no-parking* — Street Closure
- [ ] 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.

- [x] Other — Show Mobile and (4) Porta Potties

Group/Organization Name: Second Baptist Church

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 - Unity in Communits

Primary Contact Name & Title: DR. Jackie Green - Senior Pastor

Mailing Address: 420 E. Stuart Ave

Phone Number: 909-255-5584 **E-Mail Address:** jackie greenvanguard @ yahoo.com

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

Describe what economic benefit and impact this event will bring to the City: Free - Event to Public
Vendors will donate services/flyers

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	200	80	none
Attendance: Non-Residents	100		
Food & Beverage Sales	none		
Merchandise Sales	none		
Ticket/Entrance Fees	none		
Other			
Total Revenue	none		

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

Signature: Jackie L Green **Title:** Senior Pastor

Please Print Your Name: Jackie L. Green **Date:** Nov 22, 2023

To Be Completed by the City of Redlands

Date Received: **Received By:**

Notes:

City Manager Approval: City Council Approval:

Event: Martin Luther King Youth Kamp

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: The Second Baptist Church of Redlands

To close (street names) 9th and Stuart

Between (street names) [redacted]

On (date) 1-15-24 from (time) 7AM am/pm to (time) 5pm am/pm

Address of Applicant: 420 E. Stuart Avenue

Signature of Applicant: [signature] Phone No. 909-255-5584

Condition(s): _____

Event Description: DR. Martin Luther King Holiday Youth Event

FOR OFFICE USE ONLY

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

1. _____ _____
   Chief of Police — Date

2. _____ _____
   Municipal Utilities & Engineering Department — Date

3. _____ _____
   Facilities & Community Services Department — Date

4. _____ _____
   Risk Management Division — Date

Staff Notes:

SECOBAP-03 CARMENG

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 10/16/2023

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 # 0E77991 ChurchWest Insurance Services (ACG) 201 Cajon Street Redlands, CA 92373	CONTACT NAME: Austin Huerta PHONE (A/C, No, Ext): (909) 307-8500 FAX (A/C, No): E-MAIL ADDRESS: austin@churchwest.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Brotherhood Mutual Insurance	13528
INSURED Second Baptist Church of Redlands 420 E. Stuart Ave. Redlands, CA 92373	INSURER B :	
	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							
	CLAIMS-MADE [X] OCCUR			04M5A0436814	4/1/2023	4/1/2024	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 3,000,000
	X POLICY [ ] PRO-JECT [ ] LOC						PRODUCTS - COMP/OP AGG	$ 3,000,000
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB / OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB / CLAIMS-MADE						AGGREGATE	$
	DED / RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N						PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	N/A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: Proof of Insurance.

CERTIFICATE HOLDER	CANCELLATION
Proof of Insurance	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)

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City of Redlands

Municipal Utilities and Engineering Department

PERMIT TO CLOSE STREET FOR SOCIAL EVENT(S)

Permission by all residents of the affected portion of the street

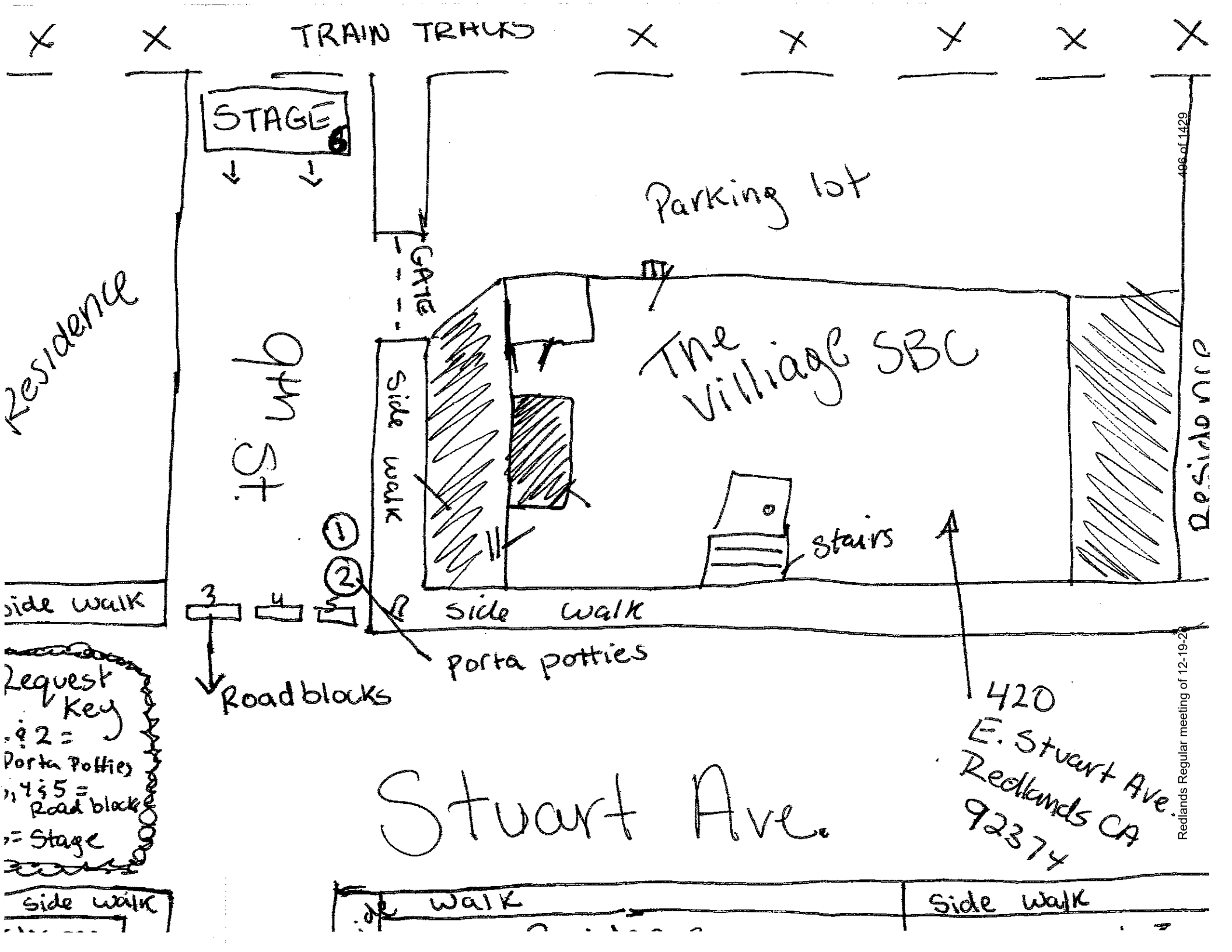
Date of Event: January 15, 2024

Portion of Closure: 9th and Stuart AVE (No Exit)

Times: 7AM - 6:00p.m

Event: Annual Martin Luther King, JR. Holiday Youth Kamp

Address on Street	Resident Name	Signature
* 504 E. STUART REDLANDS	ROBIN PALIWODA PROPERTY MANAGER 11-14-23	Robin Paliwoda



496 of 1429
Redlands Regular meeting of 12-19-23

9th annual MLK JR. History Kamp

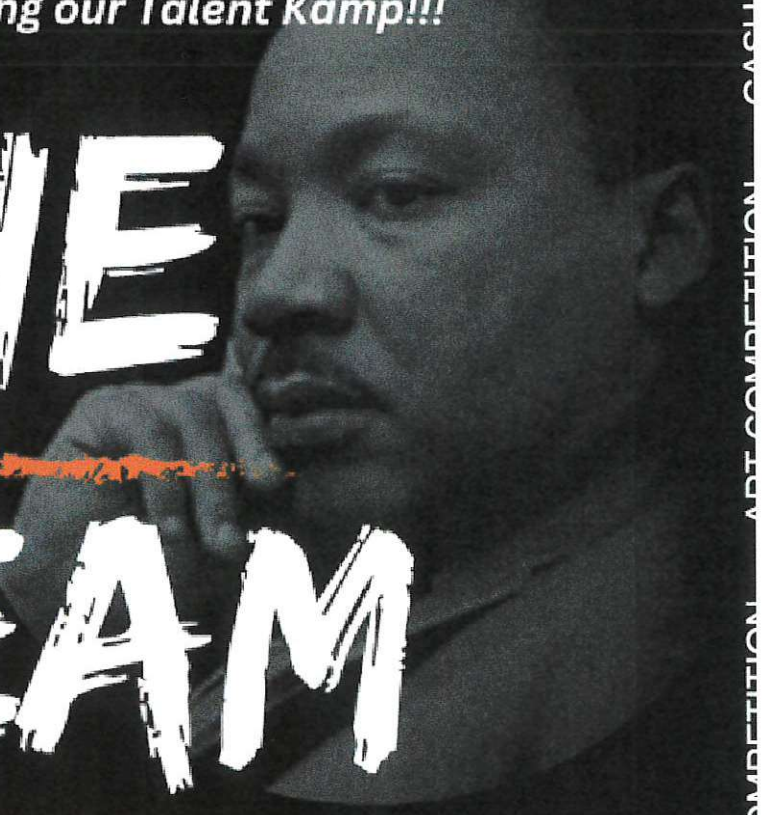
THE VILLAGE SB
REACHING AND RESTORING AS THE FAMILY OF G

Students K-12, it's a family affair for all...

Learn about the contributions of Martin L. King Jr.

In addition, we are hosting our Talent Kamp!!!

ESSAY COMPETITION - SPEECH COMPETITION - ART COMPETITION - CASH PRIZES



Free Food & Fun!

THE DREAM CONTINUES THROUGH ME

DJ, Live Performances, Resource Fair, Redlands Book-Mobile, Arts and Crafts, Scholarships Workshop, Games & More!

"Injustice anywhere is a threat to justice everywhere."

420 East Stuart Ave.Redlands CA

Monday, January 15, 2024

10:00 AM – 3:00 PM

For info:
aliselclouser@gmail.com

San Bernardino Valley College umoja-Tumaini community

#CalifornansForAll CollegeCorps

Black Student Union BSU

glow Girls Leading Our World

Frito Lay Good fun!

UNITY COMMUNITY, IN

CSUSB

UC RIVERSIDE African Student Programs

California Community Colleges

Redlands

REDLANDS POLICE

City Council Meeting **G. 19.**

DATE: 12/19/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Approve the request for commercial vendors and the temporary closure of a portion of 5th Street for the Stronger Together Now Giving Sunday within Ed Hales Park on January 28, 2024; approve a request for in-kind support in the amount of $1,969 related to the event and determination that the event is categorically 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 recommendation is appropriate, the following motions are provided:

1. I move that the City Council determine that this event is categorically exempt from environmental review pursuant to Section 15311 of the State's guidelines implementing the California Environmental Quality Act; and

2. I move to authorize the closure of a portion of 5th Street from 11:00 a.m. to 7:00 p.m. on January 28, 2024; and

3. I move to approve the expenditure of city resources and in-kind support in the amount of $1,969 related to the event.

RECOMMENDATION:

Staff recommends that the City Council direct staff accordingly related to the street closure request for a portion of 5th Street from 11:00 a.m. to 7:00 p.m. and the request for commercial vendors for the Giving Sunday event hosted by Stronger Together Now on January 28, 2024, within Ed Hales Park. Staff further recommends City Council direct staff accordingly concerning expenditure for in kind support.

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 issuing 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.

The non-profit organization, Stronger Together Now (STN), has hosted other events in Redlands and is requesting to hold the Giving Sunday event on January 28, 2024, at Ed Hales Park. The event will be held from 11:00 a.m. to 5:00 p.m. and include 50 different food and commercial vendors. STN is also requesting a temporary street closure of 5th Street from E. State Street to the public parking lot entrance between the hours of 11:00 a.m. to 7:00 p.m for the location of the vendor booths, and for the set-up and dismantling of the event. In addition to the commercial vendors, there will also be live music, kids' activities, service organizations and non-profit organizations participating in the event. To date, STN has received in-kind support of $3,920 for hard costs associated with 3 events for the 2023-2024 fiscal year, and is requesting in-kind support of $1,969 for departmental resources including personnel and equipment for the Facilities and Community Services Department.

STN is a registered non-profit organization operating out of the City of Rialto. City Councils' approval is required for the event as the Municipal Code prohibits commercial activity within city parks and does not permit special events to take place within a city street. Should the City Council elect to approve the event, the following requirements will apply. The event will be held within the park perimeter and along 5th Street between E. State Street and the public parking lot entrance. All commercial vendors shall have a current City of Redlands business license to participate in the event; and the event shall comply with all County of San Bernardino Health Permit regulations.

ALTERNATIVES:

The City Council may elect to deny the event.

STRATEGIC PLAN:

Priority A - Quality of Life, Strategic Objective 1. Beautification, Arts, and Culture. Enhance community events to better reflect Redlands' diversity and demographics.

SUBMITTED BY:
Tabitha Crocker, Director Facilities and Community Services

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

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

PREPARED BY:
Amber N. Davis, Administrative Assistant

Fiscal Impact

Fiscal Year: FY 2023-24

Amount: 1,969.00

Discussion:

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.

In-Kind Support Totals for Stronger Together Now			
Departmental Charges (Personnel & Equipment)	**2024 Amount**	**Type**	**2023 Amount**
Police Personnel[1]	$0.00	Hard Cost	$0.00
Fire Personnel[1]	$0.00	Hard Cost	$0.00
Facilities & Community Services Personnel[1]	$1,875.00	Hard Cost	$3,920.00
Personnel & Equipment Subtotal	**$1,875.00**		$**3,920.00**
Fees Established by City Council Resolution			
Park Reservation	$94.00	Soft Cost	$4,018.00
FCS Equipment	$0.00	Soft Cost	$0.00
Fire Equipment	$0.00	Soft Cost	$0.00
Fees Subtotal			
Total Departmental Charges and Fees	**$1,969.00**		$7,938.00

	$1,875.00 (hard) **$94.00** (soft) **$1,969.00 (total)**		**$3,920.00** (hard) **$4,018.00** (soft) **$7,938.00 (total)**

[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 2023-24 to date:

TABLE 2: FY 2023-24 Fee Waivers to date

Hard Costs	Soft Costs	Deposits Refunded	Waiver Amount	Net Amount
$216,615.14	$15,601.96	$	$232,217.10	$232,217.10

Attachments

A. Street Closure Request

B. In-Kind Support Request

Event: _____

PERMIT TO CLOSE STREET FOR SOCIAL EVENT

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

***	**MUST PROVIDE INSURANCE COVERAGE AS DESCRIBED. SEE REVERSE**
1.	**MUST attach street closure diagram. (Failure to submit diagram will result in non-issuance of permit).**
2.	**MUST attach event flyer or event description. (Failure to submit flyer or event description will result in non-issuance of permit).**
3.	Signs and barricades shall be supplied and installed by the applicant as required by the Municipal Utilities & Engineering Department Director.
4.	No tables or other objects shall be placed on the street surface.
5.	Permission in writing shall be granted by all residents of the affected portion of the street.
6.	The hours of street closure shall be within the hours of 9 a.m. to 9 p.m. Street must be fully opened by 9 p.m.
7.	The street shall remain open for emergency vehicles and local traffic at all times.
8.	No alcohol shall be consumed on the street right-of-way.
9.	This permit relates only to the closing of the street. It 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 Stronger Together Now

To close 5th Street

Between State Street and Parking Lot entrance north of Ed Hales Park

On 1/28/24 from 9:00 am am/pm to 6:00 pm am/pm

Address of applicant 511 S University St Redlands, CA 92374

Signature of applicant _____ Phone No. 213-595-8735

Condition(s) None requested by STN Team.

Event Description STN Giving Sundays with free market, artisan market, community focused activities/outreach.

FOR OFFICE USE ONLY

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

1. _____ _____
Risk Management Date

2. _____ _____
Municipal Utilities & Engineering Department Date

3. _____ _____
One Stop Permit Center Manager Date

4. _____ _____
Chief of Police Date

INSURANCE SCHEDULE

A. The vendor/contractor shall secure the minimum insurance coverage described below, and such insurance shall be primary with respect to any insurance or self-insurance programs maintained by the City.

- *Worker's Compensation and Employer's Liability* insurance in the amount that meets the statutory requirement shall be in force with an insurance carrier acceptable to the City.
- *Comprehensive Commercial General Liability* insurance in the amount of one million dollars ($1,000,000) per occurrence and two million dollars ($2,000,000) aggregate shall be in force with an insurance carrier acceptable to the City and **name the City as additional insured**. {Three million dollars ($3,000,000) aggregate for projects with greater exposure.}
- *Commercial Automobile Liability* insurance with minimum limits of one million dollars ($1,000,000) per occurrence, combined single limit for bodily injury liability and property damage liability shall be in force and **name the City as additional insured**. This coverage shall include all owned vehicles, hired and non-owned vehicles, and employee non-ownership vehicles.

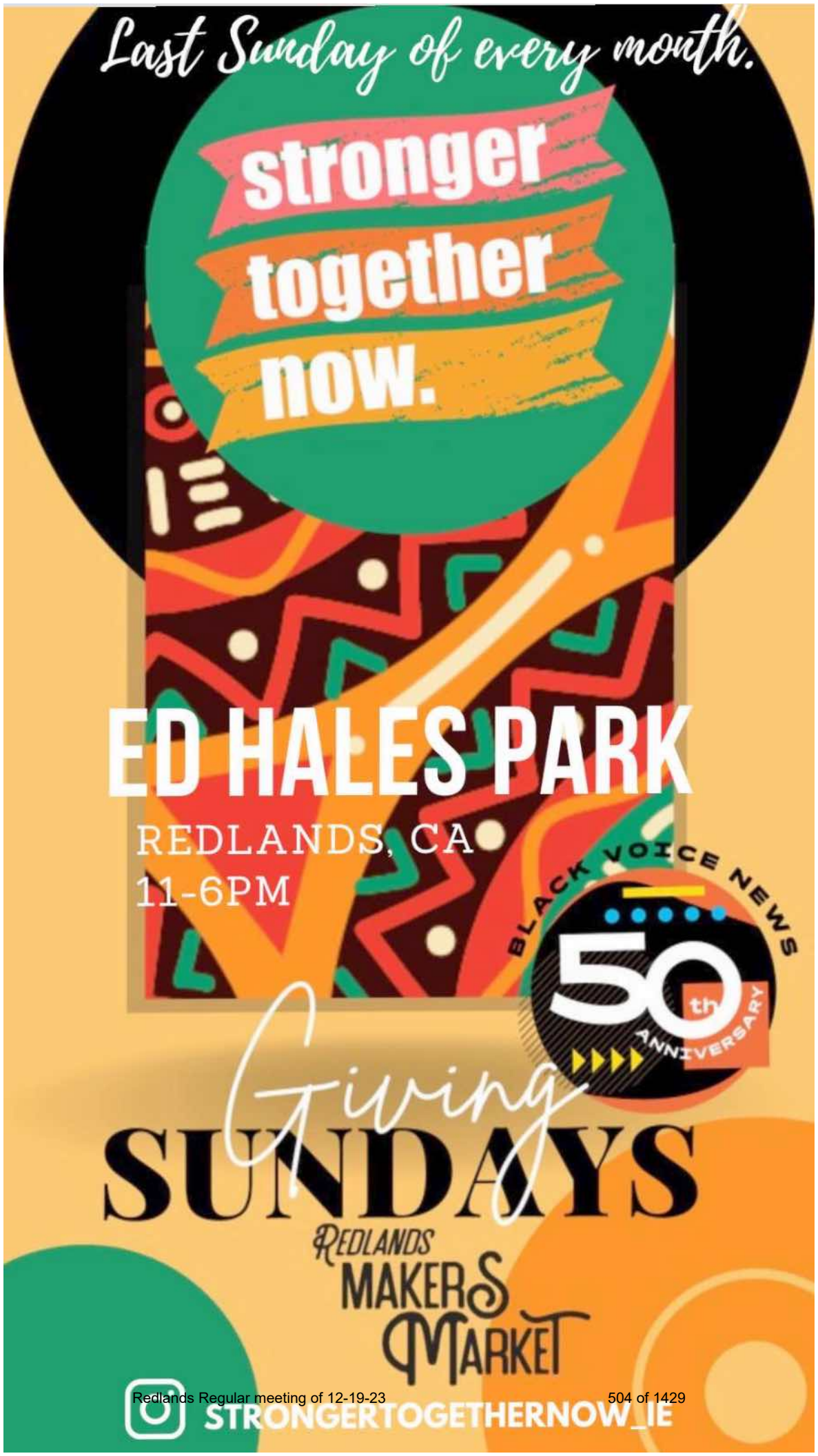
B. The vendor/contractor shall instruct their insurance agent/broker to furnish properly executed certificates of insurance to the City.

- Certificates of insurance shall clearly evidence coverage required above.
- Certificates of insurance shall be **submitted by the agent/broker directly** either via email to kbraun@cityofredlands.org or U.S. Mail to:

City of Redlands
Risk Management Division
P.O. Box 3005
Redlands, CA 92373

FAX 909-335-4762/PHONE 909-798-7679

K:\QOL OSPC Permit to close street


Last Sunday of every month.
stronger
together
now.
ED HALES PARK
REDLANDS, CA
11-6PM
BLACK VOICE NEWS
50th ANNIVERSARY
Giving
SUNDAYS
REDLANDS
MAKERS
MARKET
STRONGERTOGETHERNOW_IE

Vendor types
Accessories/Jewelry
Bath & Beauty
Beverage
Clothing
Entertainment
Food - Dessert
Food - Main
Food - Main/Dessert
Food - Snack
Health & Beauty
Homegoods
Non Profit
Service - Funeral
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nearmap, San Bernardino

City of Redlands *In-Kind Support Request*

Event Name: Giving Sundays Market

Event Date(s): 1/28/24 **Location(s):** Ed Hales Park

Rain Out Date: N/A **Beginning Time:** 1100 **End Time:** 1700

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.

Requesting in-kind support for fees attributed to park reservation, staff, equipment for multiple Giving Sundays events. Giving Sundays is focused on supporting local, small businesses, artists and performers, as well as providing free market through local drives and donations. It will attract large crowds to the Redlands area with emphasis on collective care. We are requesting 5th St closure for our market.

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

- [x] Traffic (*Personnel, equipment, cones, barricades, no-parking* — provide all; waive fees
- [ ] Police (*Public Safety Personnel)*
- [ ] Fire (*Paramedics, Inspectors)*
- [x] 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.

- [x] Other — Event receptacles, electricity, port-a-potties, hand washing station

Group/Organization Name: Stronger Together Now

Is your Group/Organization a Registered Non-Profit: [x] Yes [ ] No **Non-Profit Federal Tax ID Number:** 86-3416186

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 for Giving Sundays 2023

Primary Contact Name & Title: Janelle Guerrero, Corporate Operating Officer (COO)

Mailing Address: 511 S University St Redlands, CA 92374

Phone Number: 213-595-8735 **E-Mail Address:** strongertogethernowie@gmail.com

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

The purpose is to provide resources to the community, to serve as a unified and collective voice and represent the diverse lived experiences of the underserved and isoloated communites within the City of Redlands and surrounding cities in the IE. Giving Sundays enhances the city by encouraging diversity, equity and inclusion of all cultural backgrounds.

These events target issues related to the education, safety, personal and professional lives of all connected to the Redlands community. This event reestablishes a safe and comfortable space for diverse community members to feel a since of connection to the environment which in turn improves collective care.

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

Supports local, small businesses, artists and performers; brings large crowds to the Redlands area with support for underserved & isolated communities. Generates revenue to consequent businesses within the city, bringing new people to the area and supporting/amplifying cultural diversity in a positive way.

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	1500	1000	15-25
Attendance: Non-Residents	1500	1000	15-25
Food & Beverage Sales	tbd		10
Merchandise Sales	tbd		40
Ticket/Entrance Fees	none	none	n/a
Other			n/a
Total Revenue	tbd	-$500	tbd

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

Signature: [signature] **Title:** COO

Please Print Your Name: Janelle Guerrero **Date:** 7/30/2023

To Be Completed by the City of Redlands

Date Received: **Received By:**

Notes:

City Manager Approval: City Council Approval:

City Council Meeting **H. 1.**

DATE: 12/19/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Consideration of Resolution No. 8529, 8530, 8531, 8532, 8533, 8534, and 8535 to approve the 1160 West Pioneer Avenue residential subdivision project. (APNs 0167-061-01-0000 and 0167-061-03-0000) by applicant **MLC HOLDINGS, INC.**
(Mayor to declare meeting open as a public hearing)

a. **Reso No. 8529-Mitigated Negative Declaration** prepared for the project in accordance with Section 15074 of the California Environmental Quality Act.
b. **Reso No. 8530-Socio-Economic Cost/Benefit Study** prepared for the project in accordance with Measure “U.”
c. **Reso No. 8531 Land Conversion-** A request to approve the conversion of agricultural land to residential land pursuant to Section 4.40s of the Redlands General Plan (Measure "U" for the project site consisting of 14.62 acres.
d. **Reso No. 8532-General Plan Amendment No. 145** - A request to amend the General Plan land use designation for approximately 14.62 gross acres from Commercial/Industrial to Medium Density Residential (up to 15 dwelling units per acre).
e. **Reso No. 8533-Specific Plan No. 40, Amendment No. 49** - A request to amend the East Valley Corridor Specific Plan and change the Land Use Map to remove the 14.62-acre project site from the East Valley Corridor Specific Plan.
f. **Reso No. 8534-Specific Plan No. 64, Amendment No. 1** - A request to amend the Bergamot Specific Plan (Specific Plan No. 64) to add the 14.62-acre project site to the Specific Plan, designate the new residential area as Neighborhood 4 (N-4), and establish development standards for Neighborhood 4 (N-4). The proposed new Neighborhood 4 (N-4) will accommodate single-family residential development at a density of 8.1 dwelling units per acre.
g. **Reso No. 8535-Tentative Tract Map No. 20528** - A request to subdivide 14.62 gross acres of land into a total of 117 residential lots for detached single-family dwelling units, 26

lettered lots for private alleys and drive aisles, and nine lettered lots (for on-site landscaping, 1.57 acres of public open space, and private on-site open space). Proposed access to the site would be provided via two entry points, one from West Pioneer Avenue and one from West Domestic Avenue. As well as Commission Review and Approval No. 945 for site plan approval and architectural design review to construct a total of 117 single-family detached motor court homes up to two stories high. This project proposes to construct new interior streets to serve the project, private motor courts/drive aisles to access the homes, private recreational open space areas and on-site amenities, landscape and lighting, 1.57 acres of public open space, and related site improvements including drainage basins and public/private utility connections. (Development Services Director Desatnik)

PROCEDURE FOR PUBLIC HEARING:

1. Mayor declares the meeting open as a public hearing.
2. Mayor calls upon Department Director for report.
3. Mayor calls for questions/comments from members of the City Council.
4. Mayor calls for comments/questions/testimony from members of the public (3 minutes per speaker).
5. Mayor calls upon City Clerk to note any written comments received.
6. Mayor closes the public hearing.
7. City Council considers the motion and votes.

MOTION(S):

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

1. "I move that the City Council adopt Resolution No. 8529, 8530, 8532, 8533, 8534, and 8535 to approve the Pioneer Avenue residential subdivision project."

(Requires a 3/5 vote for approval.)

2. "I move that the City Council adopt Resolution No. 8531 to approve the Measure U findings for the Pioneer Avenue residential subdivision project."

(Requires a 4/5 vote of the members of the City Council because of necessary Measure "U" findings and requirements.)

RECOMMENDATION:

On November 14, 2023, the Planning Commission reviewed the proposed project and voted 6 to 0 adopting resolutions making recommendations that the City Council approve the following actions:

- Adopt a Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program for the proposed project;
- Approve the Socio-Economic Cost/Benefit Study for the project;
- Approve General Plan Amendment No. 145;
- Approve Amendment No. 49 to Specific Plan 40;
- Approve Amendment No. 1 to Specific Plan 64;
- Approve Tentative Tract Map No. 20528; and,
- Approve Commission Review and Approval No. 945.

DISCUSSION:

I. Background

The project site is currently vacant land. Aerial photographs indicate that agricultural uses, specifically citrus groves, were established on the property prior to 2002 (see Attachment A, Location Map). In 2004, the Redlands Unified School District notified the City of their intent to acquire approximately 60 acres east of the project site to construct Citrus Valley High School. Meeting minutes from the April 13, 2004, Planning Commission indicate discussion by the Planning Commission about how the placement of the high school in the middle of an area zoned for commercial land uses would change the direction of future development in that area. Citrus Valley High School subsequently opened for classes in 2009.

On June 16, 2020, the City Council approved the Heritage Specific Plan (Specific Plan No. 62) located to the south of Citrus Valley High School at the corner of Texas Street and Pioneer Avenue. The Heritage Specific was approved for 207 units on 37.2 acres including related entitlements (Specific Plan Amendment, new Specific Plan and a Tentative Tract Map).

On October 5, 2021, the City Council approved the Bergamot Specific Plan (Specific Plan No. 64), located north of Citrus Valley High School as well as the current proposed project site. The Bergamot Specific Plan approved the construction of 319 single family residential lots, a public sports park, and various other private on-site amenities and site improvements on 58.6 acres. The Bergamot Specific Plan is currently in early phases of construction.

Project Description: The proposed project site is located at 1160 West Pioneer Avenue (APNs 0167-061-01-0000 and 0167-061-03-0000). The applicant

proposes to remove the 14.62 gross acre project site from the East Valley Corridor Specific Plan, and amend/add the 14.62-acre project site to the existing Bergamot Specific Plan located directly north of the project site. The new residential area is proposed to be designated as "Neighborhood 4" and will include unique development standards for this designation. Also, a General Plan Amendment is proposed to amend the land use designation from "Commercial/Industrial" to "Medium Density Residential" that will allow up to 15 dwelling units per acre.

The proposal includes the subdivision of the 14.62-acre project area into 117 residential lots for detached single-family dwelling units, 26 lettered lots for private alleys and drive aisles, nine lettered lots (for on-site landscaping, 1.57 acres of public open space, and private on-site open space), and the construction of related improvements including on-site amenities, landscape areas and lighting, stormwater basins and public/private utility connections. Proposed access to the site would be provided via two entry points, one from West Pioneer Avenue and one from West Domestic Avenue. Additional detailed analysis of the project is contained in the Planning Commission staff report (See Attachment B, 11.14.2023 Planning Commission Staff Report).

II. Analysis

A) General Plan & Measure "U"

The current General Plan designation of the project site is Commercial, and is proposed to be changed to Medium Density Residential (to allow for up to 15.0 units per acre). The project proposes a residential density of 8.1 units per acre, which is consistent with the Medium Density Residential land use designation. The residential designation would be consistent with residential neighborhoods to the north, northeast, and southeast. The project would also provide a buffer between the land south of Pioneer Avenue (designated for higher intensity commercial/industrial land uses) and sensitive uses such as the new public park and neighborhoods under construction to the north of the project site. The project is consistent with several General Plan policies, as analyzed in the table contained in Attachment C, including those which promote the buffers and transitions between low- and high-intensity land uses, a variety of residential densities, single-family residential development, and development on small lots.

Pursuant to Measure U and the long-term goal of achieving 75 percent single family units at buildout of the General Plan, the proposed project consists of entirely single family units and would be consistent with this goal. As the land on the project site was in active agricultural production on November 3, 1986, regardless of zoning, the approval of a project with a density consistent with Medium Density Residential would require a four-fifths vote of the City Council.

B) General Plan Amendment

The proposed project includes a request to amend the existing underlying General Plan land use designation for the 14.62 acre project site from the Commercial/Industrial land use designation to the Medium Density Residential land use designation (see Attachment D). Approval of this General Plan Amendment is required to move forward with the 117-lot residential development. In evaluating whether the proposed amendment was appropriate, staff considered the current and anticipated future development patterns of the general area.

The first consideration in evaluating this proposed change is how the change would relate to development in the surrounding area. The project area is bounded on the east by Citrus Valley High School (constructed after the area was placed within the Commerical/Industrial General Plan designation). Its construction has changed the context of the surrounding area, as reflected in the adopted of the 2035 General Plan, which changed the designation of properties north of the high school from Industrial to Low Density Residential and Very Low Density Residential.

In contrast, the project site is bounded on the south and west by land zoned for Commercial uses. A small-lot single family residential development (proposed project) under the proposed Medium Density Residential designation would allow for an urban environment more appropriate than traditional single-family residential development adjacent to Commercial uses. The use of landscaped lettered lots, public open space, and decorative masonry walls would provide separation, screening, and noise protection from surrounding uses. Additionally, the tract's design (facing internally to streets within the residential development rather than facing the perimeter streets) would ensure further compatibility.

General Plan Amendments, Specific Plan Amendments, and Specific Plans are legislative applications, and the Planning Commission is required to review and make recommendations to the City Council on their adoption. The proposed Tentative Tract Map 20528 is reliant on the adoption of the related legislative actions (being processed concurrently), and the City Council will be the final acting body on the tentative map.

C) Zoning Designation

The property is currently located in the Science Research Park (EV/SRP) of the East Valley Corridor Specific Plan (see Attachment E-1, Existing Specific Plan and Zoning Map) which is intended to provide for the grouping of high technology industries and supportive business, professional, very light manufacturing, assembly and accessory retail services all having related and compatible functions. As noted in the Background section, the land use designations for the

area to the north of Citrus Valley High School has shifted to Low Density Residential and Very Low Density Residential following the establishment of the high school.

D) Amendment to the East Valley Corridor Specific Plan

The proposal includes the request to remove the project area from the EVCSP, place it in the proposed Bergamot Specific Plan area, as shown in Attachment E-2. To establish the land uses proposed by the Specific Plan Amendment, new development standards are necessary. A mix of residential product types proposed by project is not possible by simply amending the existing zoning designation within the East Valley Corridor Specific Plan; the East Valley Corridor Specific Plan does not include any development standards for small-lot residential development (lots sizes below 7,200 square-feet). As such, the housing type proposed by this project would not be able to be built by selecting another district within the East Valley Corridor Specific Plan (EVCSP). The only single-family residential zoning designation within the EVCSP is the Single-Family Residential District, which accommodates traditional single-family residential subdivisions with a minimum lot size of 7,200 square-feet.

E) Amendment to the Bergamot Specific Plan

The Bergamot Specific Plan provides the framework and guidelines for the design and development of a cohesive master planned residential community. The Specific Plan was written and prepared to focus upon design guidelines and development standards which can be utilized by the proposed project. As mentioned previously, a development of this nature could not normally be accommodated under the conventional zoning regulations of the site and or within the East Valley Corridor Specific Plan. By removing the project site from the East Valley Corridor Specific Plan, and creating a new neighborhood within the Bergamot Specific Plan, the applicant can utilize the existing development standards that will accommodate this type of medium-density development. The complete Bergamot Specific Plan and proposed Specific Plan Amendment are included as Attachments F and G, respectively.

Land Use: The project proposes the addition of a distinct residential neighborhood with a specific product type, identified as "Neighborhood 4 (N-4)." A brief description of the new neighborhood and the open space areas is included below.

Residential Uses: Neighborhood 4 has been designed as a “motor court” neighborhood consisting of 117 single family dwelling units, accessed by an alley system or “motor court”. Motor courts are designed as 24’ wide private alleys, each one providing access to a cluster of six homes. Each of these detached homes is located on an individual lot, with a minimum lot size of 1,900 square feet, and an average lot size of 2,590 square feet. Four different floor

plans will be provided, consisting of two-story homes ranging in size from 1,465 square feet to 2,125 square feet with two car garages.

Open Space: In total, 22.8% of the project site is dedicated to open space uses. The westernmost portion of the project will be dedicated for a 1.57-acre public open space area (maintained by the City) that will include the Santa Ana River Trail, open space and public parking, all of which will allow connectivity for pedestrians and cyclists from Domestic Avenue and to the public park north of the project site.

Private open space areas are located within the development. The applicant is proposing two pocket parks, one on each new street. At the cul-de-sac located at the northern end of Street A, the “Lot C” pocket park is comprised of turf and landscaping with a space pet waste station and trash receptacle. Along the north side of the right of way between Street A and Street B, the “Lot D” pocket park incorporates amenities such as a bocce ball court, benches, and an open turf area. In total, this private open space area composed of the two private parks is 0.39 acres, and will be privately maintained through the HOA.

Development Standards: The proposed Bergamot Specific Plan Amendment provides the development standards that all development within the project must comply with. The applicant is proposing to build-out the project and has created the Development Standards to suit Neighborhood 4 within the Specific Plan Amendment. As such, the proposed development complies with the proposed Development Standards. See Attachment H for the plotting plan showing the proposed lot configurations and site layout.

Proposed Architecture: The Specific Plan Amendment establishes architectural guidelines to identify the architectural design criteria for buildings within the Specific Plan area. Neighborhood 4 will have a distinct product type with four different floorplans being provided, consisting of two-story homes ranging in size from 1,465 square feet to 2,125 square feet. Architectural styles will include Santa Barbara, Coastal and Farmhouse. Neighborhood 4 architectural plans are depicted in the Specific Plan Amendment (Attachment I) in pages A-1 through A-32. Building elevations facing areas viewable to the public streets, trails, parks and private open space areas will be enhanced with window surrounds and treatments similar to those found on the front elevations.

Landscaping: The conceptual landscape plan includes a variety of deciduous and evergreen trees that are part of the lettered lots, parks, and parkways. A variety of eight street trees are included in the Specific Plan plant palette and seven common area and park trees are provided within the existing Specific Plan (see Conceptual Landscaping Plans in Attachment J). The Home Owner's Association (HOA) will maintain the common landscaped areas and lettered lots in the interior of the development.

Fences and Walls: The existing Specific Plan outlines development standards and guidelines for fencing and walls. As part of the Specific Plan Amendment, a fence and wall exhibit has also been included (Attachment K). A slump, stone-masonry wall with top cap, 6 feet (6'0") high, is proposed along the perimeter of the residential development, and will separate the residential development from the public open space adjacent to the 210 Freeway. A sound wall approximately 8 feet (8'0") high for noise attenuation is also proposed along the western perimeter of the project site. Fencing between each of the residences will be tan vinyl, six feet (6'0") in height. The stormwater basin will be fenced with tubular steel fencing six feet (6'0") in height. All fencing is consistent with the originally approved Bergamot Specific Plan (Specific Plan No. 64).

Right-of-Way, Access, and Circulation: Proposed access to the site would be provided via two entry points, one from West Pioneer Avenue and one from West Domestic Avenue. West Domestic Avenue is currently under construction, as it was approved with the original Bergamot Specific Plan (Specific Plan No. 64). The project is located approximately 625’ west of Texas Street. Once completed, Domestic Avenue will extend west to the project site from Texas Street and will be fully improved with curb/gutter, sidewalks, and parkway landscaping as a 62’ wide Collector Street. West Pioneer Avenue will be realigned with the Cal Trans right of way beneath the freeway overpass on the west will also be further improved with new curb/gutter, sidewalks, and parkway landscaping.

The two interior streets within the project are designed as Local Streets and will have a right-of-way of 60' with a paved surface width of 36' (a 36' paved width accommodates parking on both sides of the street and one lane in each direction).

F) Tentative Tract Map

The proposed tentative tract map (Attachment L) would subdivide the property into 117 single family lots. The residential lot dimensions within the tract vary and conform to the development standards established by the Bergamot Specific Plan as listed above. The tentative tract map will also include nine lettered lots (for on-site landscaping, 1.57 acres of public open space, and private on-site open space) and 26 lettered lots for private alleys and drive aisles designed to accommodate access to the private motor court homes proposed within Neighborhood 4.

G) Inclusionary Housing

Chapter 18.230 of the Redlands Municipal Code was recently adopted by the City Council on July 5th, 2023, and established an Inclusionary Housing Program for the City. This ordinance requires any Residential Development that includes ten (10) or more units to provide affordable housing, as defined,

through a range of means, including the payment of an in-lieu fee pursuant to an In-Lieu Fee Schedule to be adopted by the City Council at a future date. For-sale Residential Developments are permitted to pay an in-lieu fee by right per the ordinance. The In-Lieu Fee payment obligation is calculated against the entire Habitable Area of the proposed Market Rate Project, and is required to be paid at the time that the first building permit is issued.

Inclusionary Housing Plan: The applicant has submitted an Inclusionary Housing Plan for review and approval by the City Council (see Attachment M). The Inclusionary Housing Plan provided by the applicant utilizes the alternative methods provided within the ordinance, and the applicant proposes to submit an In-lieu fee payment to meet the requirements.

H) Socio-Economic Cost/Benefit Study

In accordance with the provisions of the Principles of Management Development within the Redlands General Plan, the project was required to undergo a Socio-Economic Cost Benefit study (Attachment N). The study recommends that the project will not create an unmitigable physical blight or overburden public services in the community because of project design features as well as mitigation measures described in the Initial Study/Mitigated Negative Declaration, and incorporated in the Socio-Economic Cost Benefit Study and Conditions of Approval will reduce effects to a less than significant level. In addition, the project will result in a positive annual revenue/cost ratio of 2.29, with annual residential revenues anticipated to be approximately $189,331 to the City upon project completion and annual ongoing costs of approximately $82,854. This results in an annual positive balance of approximately $106,476 (or ratio +2.29).

I) Rezoning Prior Agricultural Land

The entitlements require a majority vote (3/5) to approve the project. However, Measure "U" limits residential density to the "Residential Estate (R-E)" standards for any land that was in active agricultural production on November 3, 1986, regardless of zoning. The R-E zoning district has a maximum density of three (3.0) units per acre, and the project proposes 8.1 unites per acre. The City Council is authorized to approve rezoning to higher densities with a 4/5 vote of the total authorized membership of the City Council, upon making the mandatory findings. These findings are contained in Resolution No. 8531.

Two motions are provided: the first motion for the project entitlements (which require a 3/5 vote for approval) and the second motion to approve the Measure "U" findings (which require a 4/5 vote for approval).

J) Findings

Project findings are included within the project resolutions.

III. Environmental Review

The City prepared an Initial Study in accordance with the California Environmental Quality Act, or CEQA (Attachment O-1). Pursuant to the CEQA Guidelines, the Initial Study/Mitigated Negative Declaration (IS/MND) was made available for public review and comment for 30 days (State Clearinghouse No. 2023100144). A Notice of Intent was filed with the County Clerk on October 3, 2023, and with the State Clearinghouse, and the IS/MND was circulated for 30 days between October 4, 2023, and November 2, 2023. The environmental documents were also made available on the City's website at 'www.cityofredlands.org/post/environmental-documents'. No public comments were received during the public comment period.

Mitigation Measures: The Initial Study recommends a Mitigated Negative Declaration with 13 mitigation measures which pertain to Biological Resources, Hazards & Hazardous Materials, Transportation, Cultural Resources, and Tribal Cultural Resources. All mitigation measures will ensure that the effects will remain less than significant. After mitigation, no significant effects were identified as a result of the project, and the recommended mitigation measures will be incorporated into the project as mandatory Conditions of Approval.

The City's environmental consultant has prepared an Errata to the Initial Study/MND that includes the revised Cultural and Biological Resources appendices, and a revised Mitigation Monitoring & Reporting Program (MMRP) included with the Initial Study/MND as Attachment O-2.

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 continue the public hearing and direct staff to prepare findings supporting denial of the request.

SUBMITTED BY:

Brian Destanik, Development Services Director

RECOMMENDED BY:

Charles M. Duggan Jr., City Manager

REVIEWED BY:

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

PREPARED BY:
Ryan Murphy, Senior Planner

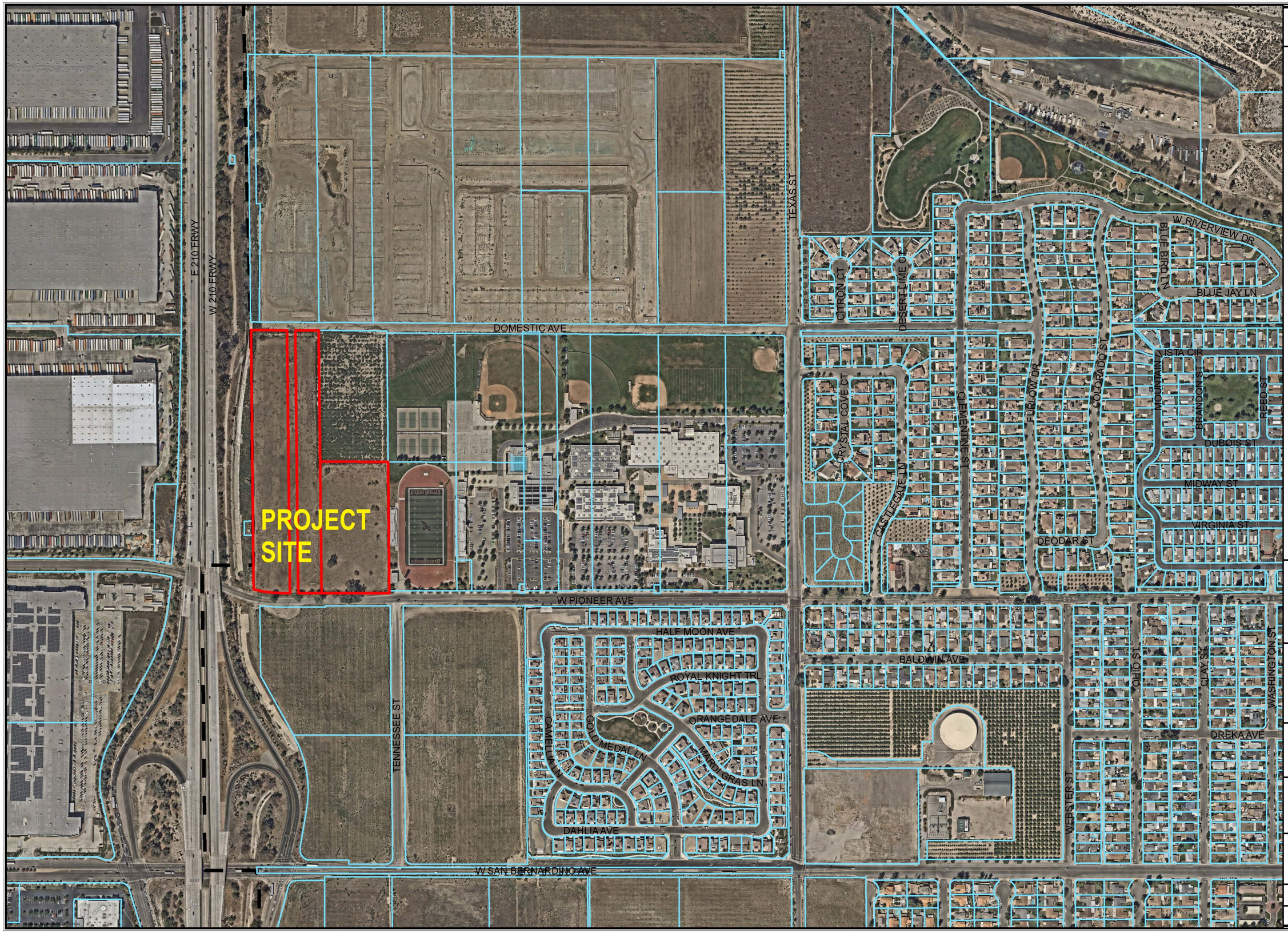
Fiscal Impact

Fiscal Year: 23-24
Revenue Generating: No
Appropriation Required Y/N: No
Discussion:

The applicant has paid the required application and processing fees needed to process the entitlements. The developer would be required to pay the appropriate development impact fees as well as school fees. These development impact fees represent the developer's fair share of planned facilities. Therefore, there are no fiscal impacts.

Attachments

Attachment A - Location Map
Attachment B - Planning Commission Staff Report of 11/14/2023
Attachment C - General Plan Policies
Attachment D - General Plan Land Use Map (proposed)
Attachment E-1 - Zoning Map (existing)
Attachment E-2 - Zoning Map (proposed)
Attachment F- Specific Plan No. 64 (Bergamot Specific Plan)
Attachment G - Amendment No. 1 (proposed)
Attachment H - Site Plan Unit Plotting
Attachment I - Architectural Plans
Attachment J - Preliminary Landscape Plan
Attachment K - Wall and Fence Plan
Attachment L - Tentative Tract Map No. 20528
Attachment M - Inclusionary Housing Plan
Attachment N - Socio-Economic Cost/Benefit Study
Attachment O-1 - Initial Study/MND
Attachment O-2 - Mitigation Monitoring & Reporting Program, and Errata
Attachment P - Environmental Resolution 8529
Attachment Q - SECB Resolution 8530
Attachment R - Measure "U" Agricultural Resolution 8531
Attachment S - GPA No. 145 Resolution 8532
Attachment T - EVCSP Specific Plan Amendment Resolution 8533
Attachment U - Bergamot Specific Plan Amendment Resolution 8534
Attachment V-1 - TTM 20528 CRA 945 Resolution 8535
Attachment V-2 - Land Use Engineering Conditions of Approval
Attachment V-3 - Fire Department Conditions of Approval



Location Map

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.

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City of Redlands
Department of Innovation & Technology
Geographic Information Systems

City of REDLANDS "A City That Works"

November 6, 2023

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City of Redlands
REQUEST FOR PLANNING COMMISSION ACTION

Planning Commission **Agenda Item NO. 5.B.**
Meeting Date: 11/14/2023

APPLICANT:
MLC HOLDINGS, INC.
(PROJECT PLANNER: RYAN MURPHY, SENIOR PLANNER)

PUBLIC HEARING to consider the following applications for 14.62 gross acres of land located at 1160 West Pioneer Avenue (APNs 0167-061-01-0000 and 0167-061-03-0000):

1. A recommendation to the City Council to adopt a Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program prepared for the project in accordance with Section 15074 of the California Environmental Quality Act.

2. A recommendation to the City Council to approve a Socio-Economic Cost/Benefit Study prepared for the project in accordance with Measure “U.”

3. A recommendation to the City Council to approve **General Plan Amendment No. 145** - A request to amend the General Plan land use designation for approximately 14.62 gross acres from Commercial/Industrial to Medium Density Residential (up to 15 dwelling units per acre).

4. A recommendation to the City Council to approve **Amendment No. 49 to the East Valley Corridor Specific Plan (Specific Plan No. 40)** - A request to amend the East Valley Corridor Specific Plan and change the Land Use Map to remove the 14.62-acre project site from the East Valley Corridor Specific Plan.

5. A recommendation to the City Council to approve **Amendment No. 1 to the Bergamot Specific Plan (Specific Plan No. 64)** - A request to amend the Bergamot Specific Plan (Specific Plan No. 64) to add the 14.62-acre project site to the Specific Plan, designate the new residential area as Neighborhood 4 (N-4), and establish development standards for Neighborhood 4 (N-4). The proposed new Neighborhood 4 (N-4) will accommodate single-family residential development at a density of 8.1 dwelling units per acre.

6. A recommendation to the City Council to approve **Tentative Tract Map No. 20528** - A request to subdivide 14.62 gross acres of land into a total of 117 residential lots for detached single-family dwelling units, 26 lettered lots for private alleys and drive aisles, and nine lettered lots (for on-site landscaping, 1.57 acres of public open space, and private on-site open space). Proposed access to the site would be provided via two entry points, one from West Pioneer Avenue and one from West Domestic Avenue.

7. A recommendation to the City Council to approve **Commission Review and Approval No. 945** for site plan approval and architectural design review to construct a total of 117 single-family detached motor court homes up to two stories high. This project proposes to construct new interior streets to serve the project, private motor courts/drive aisles to access the homes, private recreational open space areas and on-site amenities, landscape and lighting, 2.2 acres of public open space, and related site improvements including drainage basins and public/private utility connections.

SYNOPSIS

1. General Plan Designation:	Existing: Commercial / Industrial; Proposed: Medium Density Residential	
2. Zoning:	Existing: Science Research Park (EV/SRP) in the East Valley Corridor Specific Plan; Proposed: Specific Plan No. 64, Neighborhood 4 district (residential land use)	
3. Surrounding Zoning:	North: Bergamot Specific Plan (Specific Plan No. 64) South: Special Development (EV/SD) District of the East Valley Corridor Specific Plan East: Science Research Park (EV/SRP) District of the East Valley Corridor Specific Plan West: Interstate 210; and Industrial Regional (EV/IR) and Special Development (EV/SD) districts within the unincorporated area further to the west.	
4. Existing Land Use:	Vacant land	
5. Surrounding Land Use:	North: Single-family residential neighborhood and public park (under construction) South: Vacant and unimproved land East: Parcel with citrus trees; and Citrus Valley High School campus West: Interstate 210; large industrial and warehouse buildings in unincorporated County area	
6. Area / Topography:	Flat property with an approximately 2% slope downward toward the northwest.	
7. Environmental Determination:	A Mitigated Negative Declaration has been prepared for the project in accordance with Section 15074 of the CEQA Guidelines.	
8. Socio-Economic Cost / Benefit Study:	A Socio-Economic Cost/Benefit Study has been prepared, and resulted in an annual revenue/cost ratio of positive 2.29.	
9. Planning Commission Submittal Dates:	(A) Date Submitted: (B) Date Accepted As Complete: (C) Planning Commission Meeting:	February 24, 2022 May 1, 2023 November 14, 2023

PROPOSAL

The applicant proposes to remove the 14.62 gross acre project site from the East Valley Corridor Specific Plan, and amend/add the 14.62-acre project site to the existing Bergamot Specific Plan directly north of the project site. The new residential area is proposed to be designated as "Neighborhood 4" and will include unique development standards for this designation. Also, a General Plan Amendment is proposed to amend the land use designation from "Commercial/Industrial" to "Medium Density Residential" that will allow up to 15 dwelling units per acre.

The proposal includes the subdivision of the 14.62-acre project area into 117 residential lots for detached single-family dwelling units, 26 lettered lots for private alleys and drive aisles, nine lettered lots (for on-site landscaping, 1.57 acres of public open space, and private on-site open space), and the construction of related improvements including on-site amenities, landscape areas and lighting, stormwater basins and public/private utility connections. Proposed access to the site would be provided via two entry points, one from West Pioneer Avenue and one from West Domestic Avenue. The project site is located at 1160 West Pioneer Avenue (APNs 0167-061-01-0000 and 0167-061-03-0000).

BACKGROUND

The project site is currently made up of vacant land. Aerial photography indicates that agricultural uses, specifically citrus groves, were established on the property prior to 2002 (see Attachment A – Location Map).

In 2004, the Redlands Unified School District notified the City of their intent to acquire approximately 60 acres east of the project site to construct Citrus Valley High School. Meeting minutes from the April 13, 2004 Planning Commission indicate discussion by the Planning Commission about how the placement of the high school in the middle of a commercially-zoned area would change the direction of development in that area. Citrus Valley High School subsequently opened for classes in 2009.

On June 16, 2020, the City Council approved the Heritage Specific Plan located to the south of Citrus Valley High School at the corner of Texas Street and Pioneer Avenue. The Heritage Specific was approved for 207 units on 37.2 acres and proposed similar entitlements to the proposed project (Specific Plan Amendment, new Specific Plan and a Tentative Tract Map).

On October 5, 2021, the City Council approved the Bergamot Specific Plan, located north of the project site and Citrus Valley High School. The Bergamot Specific Plan is currently in the early phases of construction, and was approved for the construction of 319 single family residential lots, a public sports park that is located directly north of the project site, various other private on-site amenities and site improvements on 58.6 acres and proposed similar entitlements to the proposed project (Specific Plan Amendment, new Specific Plan and a Tentative Tract Map).

ANALYSIS

A) General Plan

Existing Land Use Designation: The subject site is located within the Commercial/Industrial land use designation (see Attachment B – Existing General Plan Land Use Map) which supports certain types of commercial and light industrial uses such as auto services, other commercial retail and services, and manufacturing. Surrounding land use designations include Low Density Residential to the north, Public/Institutional to the east, and Commercial to the south. The residential land use designations were put into place with the City's most recently approved General Plan update approved in 2017, and the area is actively transitioning to residential development as was predicted when the school was planned for the site.

General Plan Amendment: The project proposes a residential density of 8.1 units per acre, which is consistent with the Medium Density Residential land use designation. In order to implement the proposed residential project, a General Plan Amendment is proposed (see Attachment C – Amended General Plan Land Use Map), to amend the General Plan land use designation for approximately the 14.62 acre project site, generally bounded by Domestic Avenue on the north, the 1-210 Freeway to the west, and Pioneer Street on the south, from the Commercial/Industrial land use designation to the Medium Density Residential land use designation (up to 15 dwelling units per acre).

As the project site is bounded by single family residential to the north, Citrus High School to the east, and single family residential to the southeast, the proposed General Plan land use designation would be consistent with residential neighborhoods to the north, northeast, southeast and would also provide a buffer between land south of Pioneer Avenue that is designated for higher intensity commercial/industrial land uses, and sensitive uses such as the public park and lower density neighborhoods directly to the north of the project site.

General Plan Policies: The project, including the proposed General Plan Amendment, is consistent with several General Plan policies, as analyzed in the table contained in Attachment D, including those which promote the buffers and transitions between low- and high-intensity land uses, a variety

of residential densities, single-family residential development, and development on small lots.

Measure U: Pursuant to Measure U and the long-term goal of achieving 75 percent single family units at buildout of the General Plan, the proposed project consists of entirely single family units and would be consistent with this goal. As the land on the project site was in active agricultural production on November 3, 1986, regardless of zoning, the adoption/incorporation of the project site of the Specific Plan at a density consistent with Medium Density Residential would require a four-fifths vote of the City Council.

B) Current Zoning and Specific Plan

The property is currently located in the Science Research Park (EV/SRP) of the East Valley Corridor Specific Plan, (Attachment E – Existing Specific Plan and Zoning Map) which is intended to provide for the grouping of high technology industries and supportive business, professional, very light manufacturing, assembly and accessory retail services all having related and compatible functions. The project site is included within the proposed Specific Plan Amendment to remove the subject property from East Valley Corridor Specific Plan. An additional Specific Plan Amendment is proposed that will add the 14.62-acre project site to the Bergamot Specific Plan (Specific Plan No. 64). If the proposed Specific Plan Amendment is approved, Specific Plan No. 64 will act as the zoning for the subject properties, as detailed below.

C) Amendment to the East Valley Corridor Specific Plan

The proposal includes the remove the project area from the East Valley Corridor Specific Plan (see Attachment F – Proposed EVCSP Amendment Area). This change is required to permit the project site to be included in the Bergamot Specific Plan (Specific Plan No. 64) and to establish new development standards for the residential project. The Bergamot Specific Plan, as amended, proposes a comprehensive residential development with a mix of residential product types supportive of the proposed project that would not be possible by simply amending the sites' existing zoning designation within the East Valley Corridor Specific Plan. The East Valley Corridor Specific Plan does not include any development standards for small-lot residential development (lots sizes below 7,200 square-feet). As such, the housing type proposed within Neighborhood 4 would not be able to be built by selecting another district within the East Valley Corridor Specific Plan (EVCSP). The only single-family residential zoning designation within the EVCSP is the Single-Family Residential District, which accommodates traditional single-family residential subdivisions with a minimum lot size of 7,200 square-feet.

Adjacent properties to the south and east would remain within the East Valley Corridor Specific Plan with their existing zoning designations (see Attachment G – Proposed Specific Plan and Zoning Map). The property to the east of the project site is already developed with Citrus Valley High School. Parcels to the south of the project are vacant and are located within the Special Development (EV/SD) District. It is anticipated that future development on parcels to the south may consist of retail and commercial uses or possibly mixed residential/commercial uses.

D) Amendment to the Bergamot Specific Plan

The Bergamot Specific Plan provides the framework and guidelines for the design and development of a cohesive master planned residential community. The Specific Plan has been written and prepared to focus upon design guidelines and development standards tailored to the project. As mentioned previously, a development of this nature could not normally be accommodated under the conventional zoning regulations of the site and or within the East Valley Corridor Specific Plan. By removing the project site from the East Valley Corridor Specific Plan, and creating a new neighborhood within the specific plan, the applicant is able to establish development standards that accommodate this specific type of development. The complete Bergamot Specific Plan Document

and proposed Specific Plan Amendment are included with this report as Attachments H and I, respectively. The proposed site development will be entitled with the Commission Review & Approval permit.

Land Use: The project proposes the addition of a distinct residential neighborhood with a specific product type, identified as "Neighborhood 4 (N-4)." A brief description of the new neighborhood and the open space areas is included below.

Residential Uses: Neighborhood 4 has been designed as a “motor court” neighborhood consisting of 117 single family dwelling units, accessed by an alley system or “motor court”. Motor courts are designed as 24’ wide private alleys, each one providing access to a cluster of six homes. Each of these detached homes is located on an individual lot, with a minimum lot size of 1,900 square feet, and an average lot size of 2,590 square feet. Four different floor plans will be provided, consisting of two-story homes ranging in size from 1,465 square feet to 2,125 square feet with two car garages.

Open Space: In total, 22.8% of the project site is dedicated to open space uses. The westernmost portion of the project will be dedicated for a 1.57-acre public open space area that will include the Santa Ana River Trail, open space and public parking, all of which will allow connectivity for pedestrians and cyclists from Domestic Avenue and to the public park north of the project site.

Private open space areas are located within the development. The applicant is proposing two pocket parks, one on each new street. At the cul-de-sac located at the northern end of Street A, the “Lot C” pocket park is comprised of turf and landscaping with a space pet waste station and trash receptacle. Along the north side of the right of way between Street and Street B, the “Lot D” pocket park incorporates amenities such as a bocce ball court, benches, and an open turf area. In total, this private open space area composed of the two private parks is 0.39 acres.

Development Standards: The proposed Bergamot Specific Plan Amendment provides the development standards that all development within the project must comply with. The applicant is proposing to build-out the project and has created the Development Standards to suit Neighborhood 4 within the Specific Plan Amendment. As such, the proposed development complies with the proposed Development Standards. The table below summarizes the development standards for the project. Proposed unit plotting is shown in Attachment J.

Table 1. Summary of development standards for the Bergamot Specific Plan

	Neighborhood 1 (Existing)	*Neighborhood 2 (Existing)*	*Neighborhood 3 (Existing)*	*Neighborhood 4 (Proposed)*
Min. Lot Area	7,200 sq. ft.	3,500 sq. ft.	1,900 sq. ft.	1,900 sq. ft.
Min. Lot Dimensions	Width 60’ Depth 100’	Width 45’ Depth 75’	Width 40’ Depth 48’	Width 40’ Depth 48’
Max. Lot Coverage	50%	75%	80%	80%
Max. Bldg. Height	35’	35’	35’	35’
Building Setbacks	Front yd: 25’ Side yd: 5’ Corner lot: 10' Rear yd: 15’	Front yd: 18’ Side yd: 5’ Corner lot: 10' Rear yd: 5’	Front yd: 10’ Side yd: 5’ Rear yd: 5’ Motorcourt: 3'	Front yd: 10’ Side yd: 5’ Rear yd: 5’ Motorcourt: 3'

Proposed Architecture: The Specific Plan Amendment establishes architectural guidelines to identify the architectural design criteria for buildings within the Specific Plan area. Neighborhood 4 will have a distinct product type with four different floor being provided, consisting of two-story homes ranging in

size from 1,465 square feet to 2,125 square feet. Architectural styles will include Santa Barbara, Coastal and Farmhouse. Neighborhood 4 architectural plans are depicted in the Specific Plan Amendment (Attachment K) in pages A-1 through A-32. Building elevations facing areas viewable to the public streets, trails, parks and private open space areas will be enhanced with window surrounds and treatments similar to those found on the front elevations.

Landscaping: The conceptual landscape plan includes a variety of deciduous and evergreen trees are part of the lettered lots, parks, and parkways (see Conceptual Landscaping Plans in Attachment L).

A variety of eight street trees are included in the Specific Plan plant palette and seven common area and park trees are included as indicated in Table 2 below.

Table 2. Tree selections

Street Trees	*Common Area & Park Trees*
Strawberry Tree	Strawberry Tree
Purple Orchid Tree	Chitalpa
Weeping Bottlebrush	Western Hackberry
Chinese Fringe Tree	Princeton Sentry Maidenhair
Australian Willow	Brisbane Box
Goldenrain Tree	Canary Island Pine
Brisbane Box Tree	Virginian Oak
Long Leaf Yellowwood	

A broad range of private residential lot trees and plants are provided within the plant palette for private lots. The Specific Plan identifies trees, shrubs, lawn substitutes and groundcover to be used within the development. Common landscaped areas and lettered lots in the interior of the development will be required to be maintained by a Home Owner’s Association.

Circulation & Access: Proposed access to the site would be provided via two entry points, one from West Pioneer Avenue and one from West Domestic Avenue. West Domestic Avenue is currently under construction, as it was approved with the original Bergamot Specific Plan (Specific Plan No. 64). The project is located approximately 625’ west of Texas Street. Once completed, Domestic Avenue will extend west to the project site from Texas Street and will be fully improved with curb/gutter, sidewalks and parkway landscaping as a 62’ wide Collector Street. West Pioneer Avenue will be realigned with the Cal Trans right of way beneath the freeway overpass on the west will also be further improved with new curb/gutter, sidewalks and parkway landscaping.

Fences & Walls: The existing Specific Plan outlines development standards and guidelines for fencing and walls. As part of the Specific Plan Amendment, a fence and wall exhibit has also been included (Attachment M). A slump stone masonry wall with top cap, 6 feet high, is proposed along the perimeter of the residential development, and will separate the residential development from the public open space adjacent to the 210 Freeway. A sound wall approximately 8 feet high for noise attenuation is also proposed along the western perimeter of the project site. As the wall exceeds six feet in height, a condition of approval has been added requiring that a Minor Exception Permit be obtained prior to building permit issuance.

Fencing between each of the residences will be tan vinyl, six feet (6'0") in height. The stormwater basin will be fenced with tubular steel fencing 6'0" in height. All fencing is consistent with the originally approved Bergamot Specific Plan (Specific Plan No. 64).

E) Tentative Tract Map

The proposed tentative tract map (Attachment N) would subdivide the property into 117 single family lots. The residential lot dimensions within the tract vary and conform to the development standards established by the Bergamot Specific Plan as listed above. The tentative tract map, will also include nine lettered lots (for on-site landscaping, 1.57 acres of public open space, and private on-site open space) and 26 lettered lots for private alleys and drive aisles designed to accommodate access for the private motor court homes proposed within Neighborhood 4.

Grading: The tentative map provides finished pad elevations to indicate how the subdivision will be graded. The site slopes downward from southeast to northwest with an elevation change from 1,279 feet to 1,264 feet above mean sea level.

F) Inclusionary Housing

Chapter 18.230 of the Redlands Municipal Code was recently adopted by the Redlands City Council on July 5th, 2023, and established an Inclusionary Housing Program for the City of Redlands. This ordinance requires any Residential Development that includes ten (10) or more units to provide affordable housing, as defined, through a range of means, including the payment of an in-lieu fee pursuant to an In-Lieu Fee Schedule to be adopted by the City Council at a future date. For-sale Residential Developments are permitted to pay an in-lieu fee by right per the ordinance. The In-Lieu Fee payment obligation is calculated against the entire Habitable Area of the proposed Market Rate Project, and is required to be paid at the time that the first building permit is issued. The project's compliance with the applicable provisions of the ordinance is discussed below.

Inclusionary Housing Plan: The applicant has submitted an Inclusionary Housing Plan for review and approval by the City Council (see Attachment O). The Inclusionary Housing Plan provided by the applicant utilizes the alternative methods provided within the ordinance, and the applicant proposes to submit an In-lieu fee payment to meet the requirements. Conditions of approval have been added that will ensure that the applicant/developer complies with all terms and requirements of the Redlands Municipal Code.

G) Socio-Economic Cost/Benefit Study

In accordance with the provisions of the Principles of Management Development within the Redlands General Plan, the project was required to undergo a Socio-Economic Cost Benefit study (Attachment P). The study recommends that the project will not create an unmitigable physical blight or overburden public services in the community because project design features as well as mitigation measures described in the Initial Study/Mitigated Negative Declaration, and incorporated in the Socio-Economic Cost Benefit Study and Conditions of Approval will reduce effects to a less than significant level. In addition, the project will result in a positive annual revenue/cost ratio of 2.29, with annual residential revenues anticipated to be approximately $189,331 to the City upon project completion and annual ongoing costs of approximately $82,854. This results in an annual positive balance of approximately $106,476 (or ratio +2.29).

ENVIRONMENTAL REVIEW

The City retained an environmental consultant, Michael Baker International, to fully analyze the project and prepare an Initial Study in accordance with the California Environmental Quality Act (CEQA). Pursuant to the CEQA Guidelines, the Initial Study/Mitigated Negative Declaration (IS/MND) was made available for public review and comment for 30 days (State Clearinghouse No. 2023100144). A Notice of Intent was filed with the County Clerk on October 3, 2023, and with the State Clearinghouse, and the IS/MND was circulated for 30 days between October 4, 2023, and

November 2, 2023. The Initial Study and Mitigated Negative Declaration is attached to this staff report as Attachment Q-1. All environmental documents were also made available via the City's website. No public comments letters were received during the public comment period.

The Initial Study recommends a Mitigated Negative Declaration with 13 mitigation measures which pertain to Biological Resources, Hazards and Hazardous Materials, Transportation, Cultural Resources, and Tribal Cultural Resources. All mitigation measures will ensure that the effects will remain less than significant. After mitigation, no significant effects were identified as a result of the project, and the recommended mitigation measures will be incorporated into the project as mandatory Conditions of Approval.

Michael Baker International has prepared an Errata to the Initial Study/MND that includes the revised Cultural and Biological Resources appendices, and a revised Mitigation Monitoring & Reporting Program (MMRP) included with the Initial Study/MND as Attachment Q-2. The Initial Study/MND and all technical studies are available on the City's website (www.cityofredlands.org/post/environmental-documents).

FINDINGS

Each of the entitlements for the proposed project has specific findings, which are established by the Redlands Municipal Code, and are required to be made by Planning Commission before the Commission can recommend approval for the requested entitlements for the project. A complete list of findings is included in the Planning Commission Resolutions (see Attachments R-1 through R-4).

RECOMMENDATIONS

Based on the above analysis and findings, staff recommends that the Planning Commission adopt Resolution Nos. 1639, 1640, 1641, and 1642, recommending adoption of the Initial Study/Mitigated Negative Declaration, the Socio-Economic Cost/Benefit Study and approval of the project to the City Council.

MOTIONS

If the Planning Commission concurs with staff's recommendation, the following motion has been provided:

"I move that the Planning Commission adopt Resolution Nos. 1639, 1640, 1641, and 1642, recommending that the City Council:

- Adopt a Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program for the proposed project;
- Approve the Socio-Economic Cost/Benefit Study for the project;
- Approve General Plan Amendment No. 145;
- Approve Amendment No. 49 to Specific Plan 40;
- Approve Amendment No. 1 to Specific Plan 64 ;
- Approve Tentative Tract Map No. 20528; and,
- Approve Commission Review and Approval No. 945."

Attachments

Attachment A - Location Map
Attachment B - Existing General Plan Land Use Map

Attachment C - Proposed General Plan Land Use Map
Attachment D - Table of General Plan Policies
Attachment E - Zoning Map (existing)
Attachment F - Proposed EVCSP Amendment Area
Attachment G - Proposed Zoning Map
Attachment H - Bergamot Specific Plan (Specific Plan 64)
Attachment I - Amendment No. 1 (proposed)
Attachment J - Site Plan Unit Plotting
Attachment K - Architectural Elevations
Attachment L - Conceptual Landscape & Irrigation Plan
Attachment M - Wall and Fence Plan
Attachment N - TTM No. 20528
Attachment O - Inclusionary Housing Plan
Attachment P - Socio-Economic Cost/Benefit Study
Attachment Q-1 - Initial Study/Mitigated Negative Declaration
Attachment Q-2 - Public comments, Responses to Comments, MMRP, and Errata
Attachment R-1 - Resolution No. 1639 (GPA 145)
Attachment R-2 - Resolution No. 1640 (EVCSP Amendment No. 49)
Attachment R-3 - Resolution No. 1641 (Bergamot Specific Plan Amendment No. 1)
Attachment R-4 - Resolution No. 1642 (TTM 20528 and CRA 945)

General Plan Analysis Table

General Plan Policy/	Analysis
Policy 2-A.6 – Establish north-south linkages - including the Mountain View Trail, California Street, The Heritage Trail, the Lugonia Trail, and Church Street -to major east west trails including the Santa Ana River Trail, the Orange Blossom Trail, and the Planned San Timoteo Canyon Trail.	The proposed project will provide a north south trail within the project's public open space that will provide connectivity to the Santa Ana River Trail. The project will construct the Santa Ana River Trail extension along its western boundary to provide a connection between Pioneer Avenue and Domestic Avenue.
5-A.23 - Coordinate with San Bernardino County and the Santa Ana River Conservancy on implementing the objectives of the Santa Ana River Trail Parkway and Open Space Plan.	During the planning stages of the proposed project, City Staff and the applicant met with San Bernardino County Staff to determine the appropriate method of providing portions of the Santa Ana River Trail.
4-A-150 - Encourage the undergrounding of utilities for all new development	The proposed project will underground all project adjacent utilities as required by the Municipal Code.
4-P.8 - Provide for buffers between low and high-intensity land uses	The project will be designated as Medium Density Residential in the General Plan. Properties to the north are designated as Low Density Residential, and to the south properties are designated as Commercial. The Citrus Valley High School is located to the east of the project. The project provides smaller single family residential lots which creates a sensible buffer and transition from the south to the north where less intense residential development is located.
Policy 2-A.17 – Establish meeting areas in new neighborhoods, and ensure a safe and secure environment.	The design of the proposed residential tract development, within the Specific Plan, provides for two pocket parks within and a public open space (of approx. 1.5 acres), to provide safe meeting and recreational areas. The development will be surrounded by a decorative perimeter wall to provide

	additional security and screening for the development.
Policy 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.16 – Promote a variety of housing types to serve the diverse needs of the community.	The project will contribute to the range of residential densities allowed for in the Redlands General Plan by providing additional area for Medium Density Residential development, contributing to available housing within the City. The small-lot style development will provide for housing options in price ranges that are likely to be more affordable than larger estate-style residential lots under development elsewhere in the City.
Policy 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.	The General Plan specifically promotes a greater variety of housing types, including single-family homes on small lots, which are proposed under the Specific Plan Amendment and Tentative Tract Map. The proposed residential lots range in size with minimum lot sizes from 1,900 square feet to 3,337 square feet.
Measure U (Section 4.40q) – Plan for a housing mix at buildout consisting of 75 percent single family dwelling units and 25 percent multi-family dwelling units.	The proposed project consists of entirely single-family units, and will further implement the City's goal of achieving 75 percent (or more) single family units at buildout.

General Plan

Land Use Map

(Proposed)

Very Low Density Residential

Low Density Residential

Commercial / Industrial

Public / Institutional

Medium Density Residential

Commercial

Very Low Density Residential

Israel Beal Park

Citrus Valley High School

E 210 FRWY

W 210 FRWY

TEXAS ST

DOMESTIC AVE

W PIONEER AVE

W SAN BERNARDINO AVE

TENNESSEE ST

CITRON CT

DESERT LIME CT

W RIVERVIEW DR

BLUE BIRD LN

BLUE JAY LN

CRYSTAL COVE CT

CASTLEGATE LN

CLEMENTINE ST

FURLOW DR

COLORADO ST

MOUNTAIN VISTA CIR

BRANDON ST

REED ST

DUBOIS ST

MIDWAY ST

VIRGINIA ST

DEODAR ST

HALF MOON AVE

ROYAL KNIGHT TRL

ORANGEDALE AVE

GOLD MEDAL LN

CAMELLIA LN

MARDI GRAS LN

DAHLIA AVE

BALDWIN AVE

OHIO ST

CLAY ST

WASHINGTON ST

DREKA AVE

WEBSTER ST

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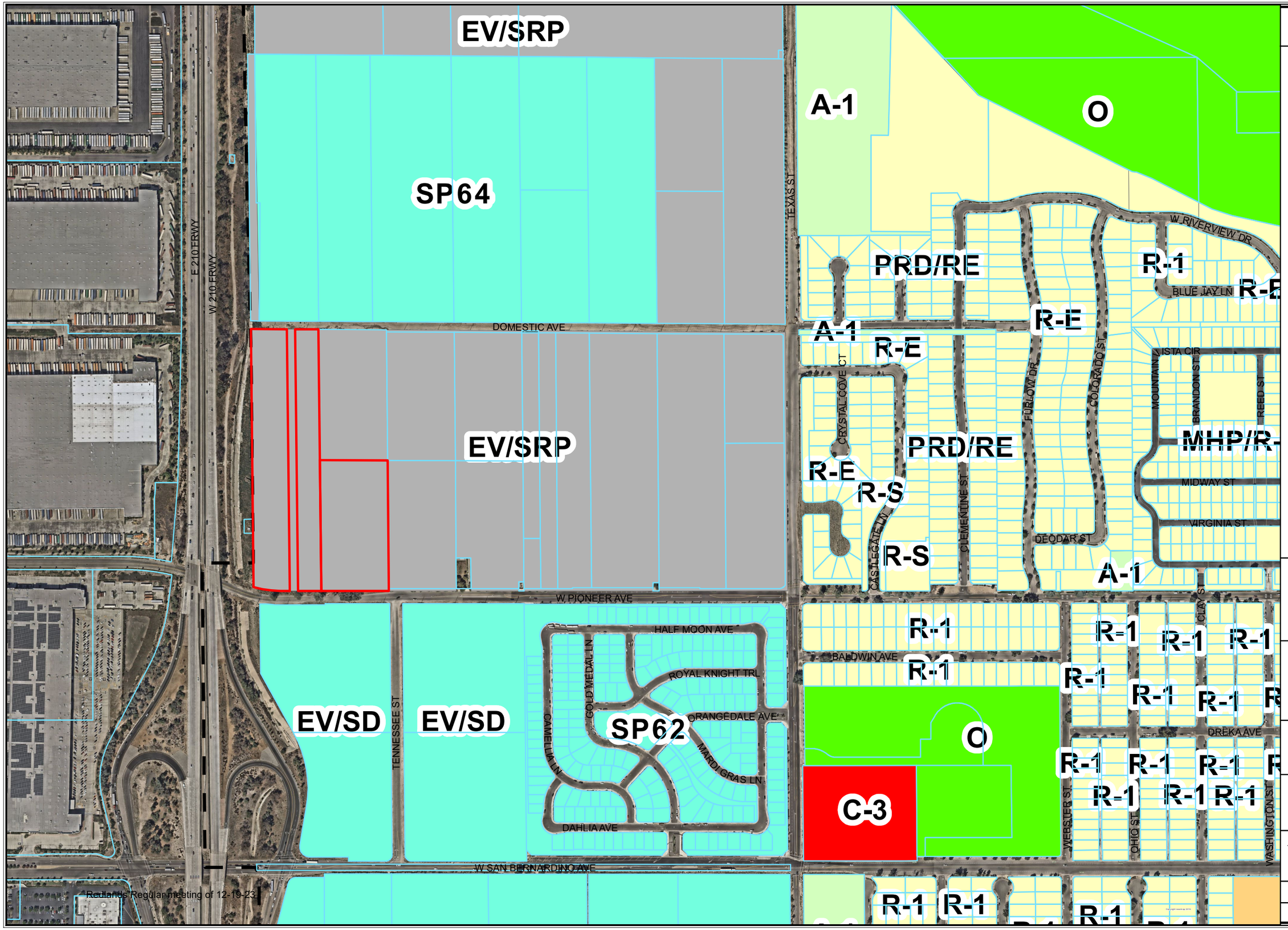
Feet

City of Redlands
Department of Innovation & Technology
Geographic Information Systems

City of REDLANDS "A City That Works"

November 6, 2023

OneStop.mxd



Existing

Specific Plan and Zoning

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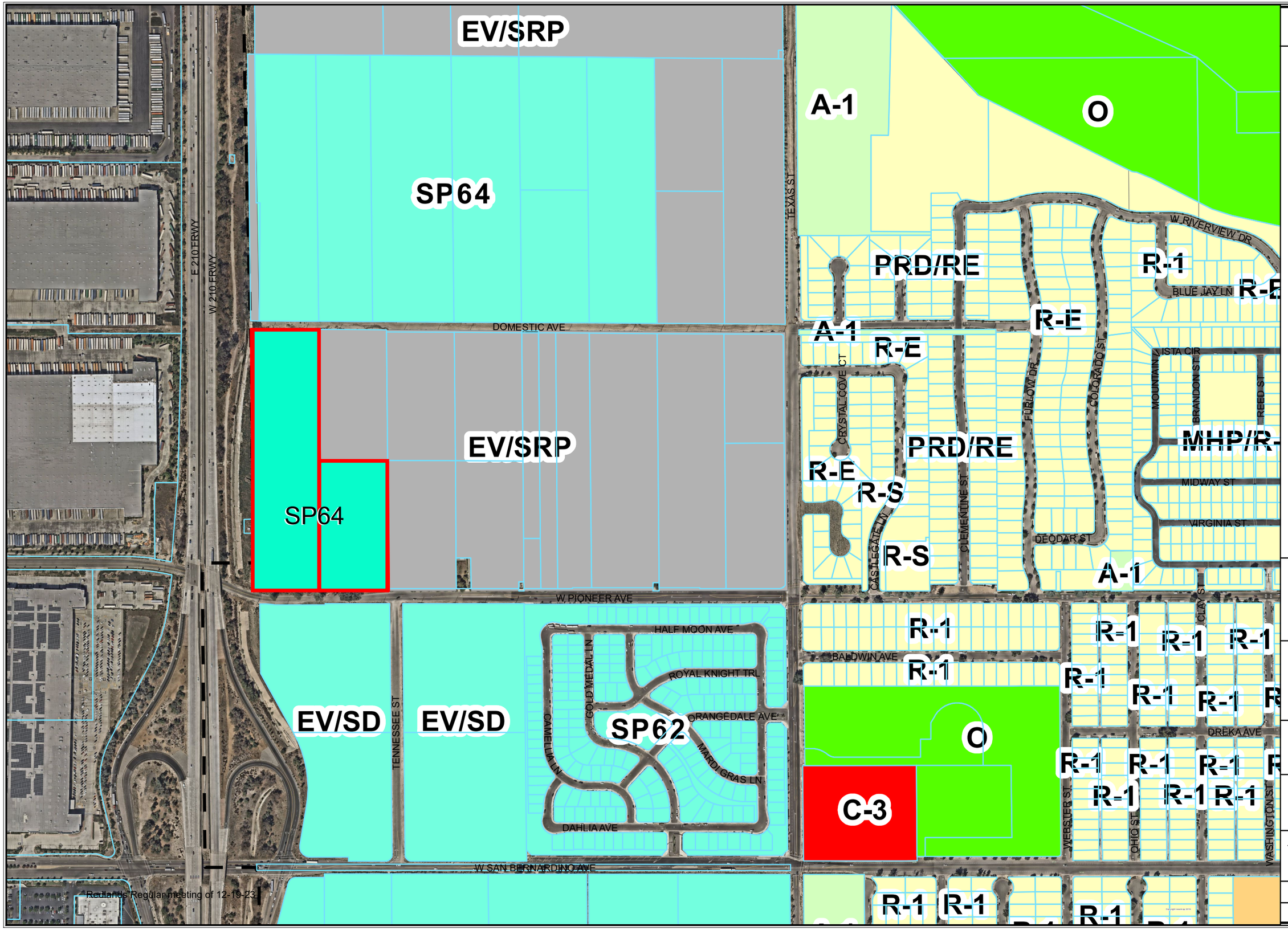

Proposed

Specific Plan and Zoning

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Department of Innovation & Technology
Geographic Information Systems

City of Redlands "A City That Works"

November 6, 2023

OneStop.mxd

BERGAMOT SPECIFIC PLAN

Adopted October 5, 2021

Redlands, California

SPECIFIC PLAN NO. 64

CITY OF REDLANDS, CALIFORNI A

Adopted October 5, 2021
(City Council Resolution No. 8254)

BERGAMOT

A Master Planned Residential

Community In the City of Redlands

Applicant

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Irvine, CA 92606
(949) 372-3309

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PREFACE

Specific Plan No. 64 has been written and prepared to serve as a planning tool for the City of Redlands to review a master-planned residential community, Bergamot. The Specific Plan has been prepared according to accepted professional principles fulfilling the criteria of the City of Redlands. In the preparation of the Specific Plan, a commitment has been made to produce a unique residential community incorporating three diverse neighborhoods integrated with abundant open space and amenities. MLC Holdings, Inc. has assembled a team of architects, landscape architects, civil engineers and city planners which have strived to produce a master-planned residential community incorporating work force housing and traditional single-family homes.

SECTION 1. INTRODUCTION AND BACKGROUND

A. Introduction

1. Purpose and Intent

The Bergamot Specific Plan No. 64 is intended to provide the framework and property guidelines for the design and development of a master-planned residential community in conformance with the goals and objectives of the City of Redlands General Plan. The Specific Plan has been written and prepared to focus upon design solutions, regulations and development standards specifically tailored to the project site while insuring a commitment to the ordinances of the City of Redlands in both spirit and intent. The Specific Plan intends to develop a residential master plan in such a manner so as to produce a cohesive, unified development sensitive to the project site and surrounding area through the integration of special buffer treatments, architectural theming, placement of structure, and the integration of passive and active open space and recreational uses. The incorporation of the design guidelines and development standards contained in the Specific Plan will provide the City of Redlands with a desirable residential neighborhood with abundant amenities and housing opportunities.

This Specific Plan No. 64 is intended to be consistent with the guidelines as established by the State of California, as implemented by the City of Redlands. The Specific Plan includes text and exhibits which specify the following in detail:

- The distribution, location, and extent of the uses of the land, including open space, within the area covered by the Specific Plan.
- The proposed distribution, location, and extent and intensity of major components of public or private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities to be located within the area covered by the plan and needed to support the land uses described in the plan.
- Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
- A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the project.
- The Specific Plan shall include a statement of the relationship of the Specific Plan to the General Plan.

2. Project Background

The subject property is currently located within an area commonly referred to as the East Valley Corridor. During the 1980's, a joint planning effort was conducted by the County of San Bernardino, the City of Loma Linda, and the City of Redlands to provide a well-planned community consisting of approximately 4300 acres. The objective of the plan was to create an environment that would attract major businesses to the area in order to provide a job base for the East Valley of San Bernardino County and strengthen the local economy, while ensuring high-quality development through land use design guidelines and standards. The result of this planning effort culminated in the adoption of the East Valley Corridor Specific Plan (EVCSP) by the City of Redlands in January 1989.

The subject property and the surrounding area were designated Science Research Park by the EVCSP. The Science Research Park land use district was intended to create, preserve and enhance areas for science, medical, and research and development uses seeking a special working environment which has prestige value. The district was intended to provide for the grouping of high technology industries and supportive business, professional, very light manufacturing, assembly and accessory retail services having related and compatible functions.

During the development of the City of Redlands General Plan 2035, the subject property and surrounding areas were reviewed in relation to surrounding land uses, particularly the existence of the Citrus Valley High School to the immediate south. As a result, the final adoption of the General Plan 2035 modified the subject property from Light Industrial to Low Density Residential, up to 6 dwelling units per acre. During the preparation of the project applications, in consultation with the City Planning Department, it was determined that the most appropriate method for land use entitlements for the proposed project would be to amend the EVCSP to remove the area from the EVCSP, and to create a new "stand alone" Specific Plan for the project. Specific Plan No. 64 accomplishes this goal and is consistent with the General Plan 2035 land use designation for the subject property.

B. Project Setting

1. Project Location

Specific Plan No. 64 encompasses approximately 58.64 gross acres generally bounded by Domestic Avenue on the south, and the I-210 Freeway to the west, and westerly of Texas Street. Exhibit 1 depicts the Regional Setting of the project site, while Exhibit 2 depicts the Project Boundaries. To the south of the site is the Citrus Valley High School, to the west is the I-210 Freeway, to the east are newer single-family residential neighborhoods, and to the north is vacant land and the Santa Ana River Wash.

The site is relatively flat, having a gentle slope (2%) from east to west. The elevation on the easterly portion of the site is approximately 1306 above msl, while the northwest portion of the site is approximately 1260 above msl. The site has been mostly actively farmed with citrus for many years, while the only physical improvements have been irrigation systems.

2. Legal Description

The land referred to herein is situated in the City of Redlands, County of San Bernardino, State of California, and is described as a portion of the Davenport's Subdivision, Section 16, Township 1 South, Range 3 West, recorded on February 26, 1901 in Book 13 of Maps, Page 42, in the office of the Recorder of said County.

The land consists of the following Assessor's Parcels:

APN 0167-031-02
APN 0167-031-03
APN 0167-031-04
APN 0167-031-05
APN 0167-031-06
APN 0167-031-07
APN 0167-031-16

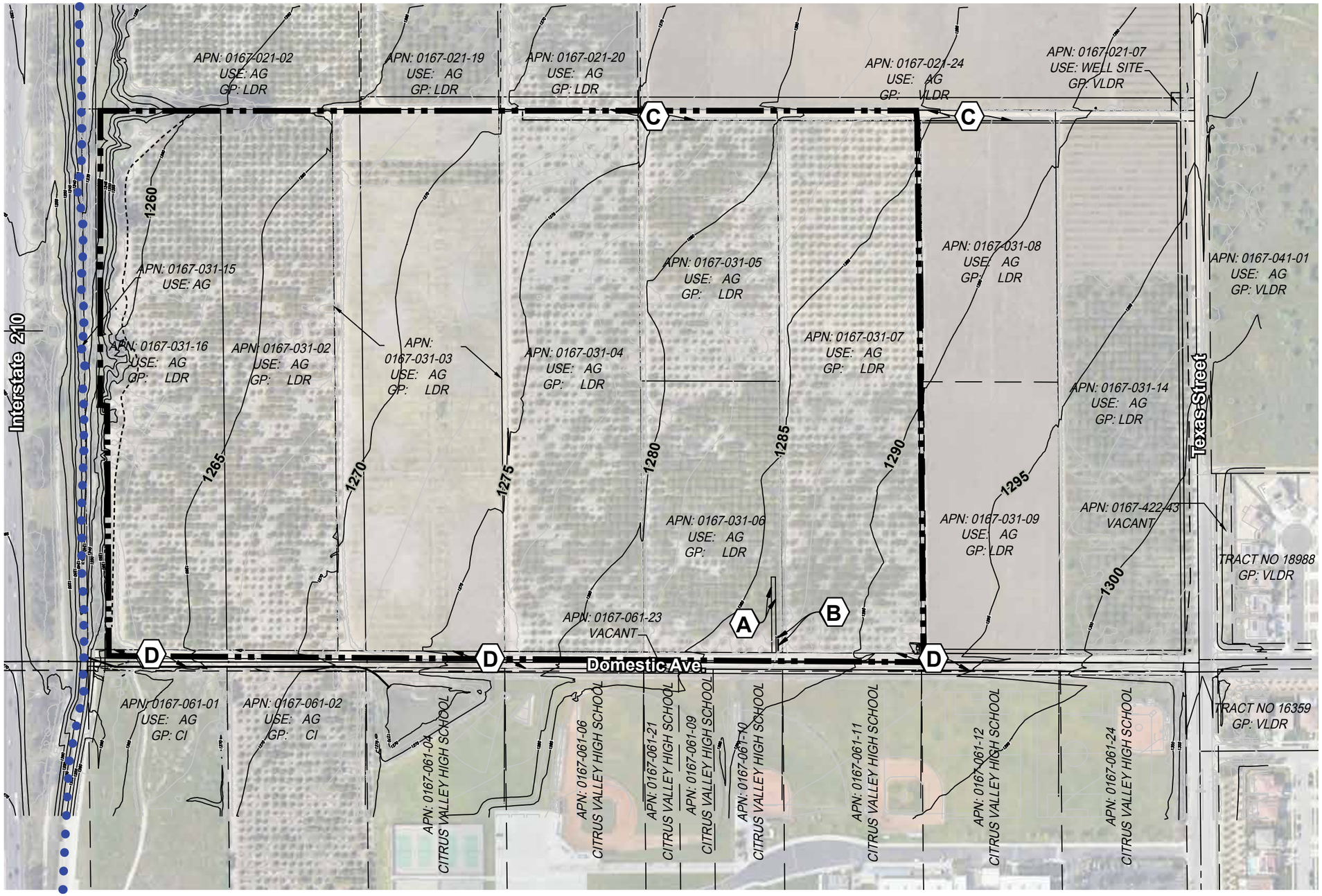
Not to Scale

N

Bergamot Specific Plan

February 2021

Exhibit 1: Project Location



Legend

- Specific Plan Area Boundary (XX.X Acres)
- 1295 — Contour and Elevation
- Existing Drainage
- Required Setback from Drainage
- AG — Agricultural Uses (Predominantly Citrus Orchards or Fallow Fields)
- APN — Assessor Parcel Number
- GP — General Plan Designation
- CI — Commercial Industrial
- LDR — Low Density Residential
- VLDR — Very Low Density Residential
- A — 10’ Southern California Edison Easement (To Be Vacated)
- B — 2’ Southern California Edison Easement (To Be Vacated)
- C — 25’ Dedication For Road Purposes
- D — 40’ Dedication For Road Purposes

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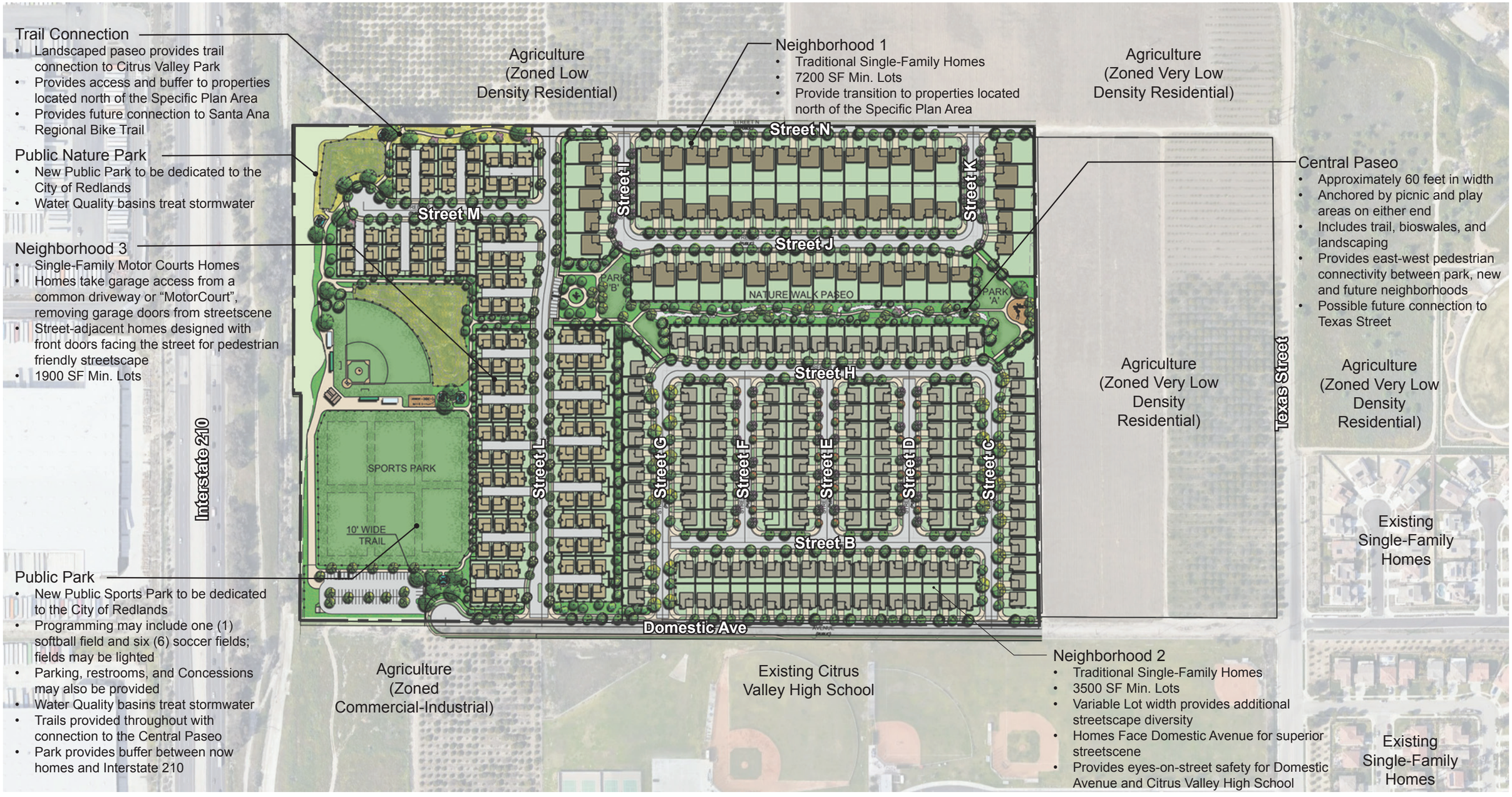
3. Project Description

The concept of Specific Plan No. 64 is to provide the planning framework which will guide the future development of the project site in a manner that responds to the unique characteristics of the site, fosters a sense of community and neighborhood, and responds to the residential market conditions of the City of Redlands. The master-planned residential development envisioned by this specific plan involves a variety of single-family residential products, clustered into unique neighborhoods, integrating an abundant amount of passive and active open space.

The Specific Plan has been prepared in the spirit and intent with the City's Planned Residential Development Regulations (PRD). The PRD is defined as a development located on a site approved as a subdivision, to be constructed by a person or corporate body, involving a variety of residential structure types, planned as a total entity and, therefore, subject to approval, development and regulation as one land use complex. The purpose of the PRD provisions is to provide for greater flexibility in the design of residential developments and the promotion of a more efficient, aesthetically pleasing and desirable use of land.

An Illustrative Site Plan is depicted in Exhibit 3, representing a conceptual depiction of the development as proposed within this Specific Plan. Three distinct neighborhoods have been created allowing for a variety of single-family residential housing types. Neighborhoods 1, 2, and 3 have been designed for a total of 317 single family residences on a variety of lot sizes. Integrated throughout the residential neighborhoods is an abundant amount of active and passive open consisting of approximately 15.49 acres, approximately 27% of the overall project site. This open space includes approximately 11.74 acres for a City of Redlands public park and a 3.75-acre Homeowner's Association (HOA) paseo/pocket park area.


Trail Connection
• Landscaped paseo provides trail connection to Citrus Valley Park
• Provides access and buffer to properties located north of the Specific Plan Area
• Provides future connection to Santa Ana Regional Bike Trail
Public Nature Park
• New Public Park to be dedicated to the City of Redlands
• Water Quality basins treat stormwater
Neighborhood 3
• Single-Family Motor Courts Homes
• Homes take garage access from a common driveway or "MotorCourt", removing garage doors from streetscene
• Street-adjacent homes designed with front doors facing the street for pedestrian friendly streetscape
• 1900 SF Min. Lots
Agriculture (Zoned Low Density Residential)
Neighborhood 1
• Traditional Single-Family Homes
• 7200 SF Min. Lots
• Provide transition to properties located north of the Specific Plan Area
Agriculture (Zoned Very Low Density Residential)
Central Paseo
• Approximately 60 feet in width
• Anchored by picnic and play areas on either end
• Includes trail, bioswales, and landscaping
• Provides east-west pedestrian connectivity between park, new and future neighborhoods
• Possible future connection to Texas Street
Interstate 210
Street N
Street I
Street K
Street M
Street J
PARK 'B'
NATURE WALK PASEO
PARK 'A'
Street H
Texas Street
Agriculture (Zoned Very Low Density Residential)
Agriculture (Zoned Very Low Density Residential)
Existing Single-Family Homes
SPORTS PARK
10' WIDE TRAIL
Street L
Street G
Street F
Street E
Street D
Street C
Street B
Domestic Ave
Public Park
• New Public Sports Park to be dedicated to the City of Redlands
• Programming may include one (1) softball field and six (6) soccer fields; fields may be lighted
• Parking, restrooms, and Concessions may also be provided
• Water Quality basins treat stormwater
• Trails provided throughout with connection to the Central Paseo
• Park provides buffer between now homes and Interstate 210
Agriculture (Zoned Commercial-Industrial)
Existing Citrus Valley High School
Neighborhood 2
• Traditional Single-Family Homes
• 3500 SF Min. Lots
• Variable Lot width provides additional streetscape diversity
• Homes Face Domestic Avenue for superior streetscene
• Provides eyes-on-street safety for Domestic Avenue and Citrus Valley High School
Existing Single-Family Homes
N

Not to Scale

C. Project Goals and Objectives

The concept of the Specific Plan is to provide a framework which will guide the future development of the project site in a manner which responds to the unique characteristics of the site and fosters a sense of community identity. In order to ensure the creation of a superior residential community sensitive to the needs of the Redlands community, the following goals and objectives have been incorporated:

- Create an enriched residential community, taking advantage of the characteristics of the project site.

- Establish an aesthetically appealing northern approach into the City of Redlands along the I-210 Freeway through attractive site planning techniques, architectural design, and incorporating an abundant amount of visible open space.

- Foster a sense of community and pride within the residential neighborhoods comprising the project site.

- Ensure compatibility with surrounding land uses and residential neighborhoods through utilization of landscaping and buffer treatments as well sensitive site planning techniques.

- Provide adequate infrastructure to the project site including water, recycled water, sewer, and dry utilities. All dry utilities shall be installed underground.

- Design a circulation system to conveniently serve the needs of the development.

- Designate a significant amount of usable open space throughout the project, including opportunities to service not only the future residents but the Redlands community as well.

D. Relationship to the General Plan

The Governor's Office of Planning and Research defines a specific plan as "…a tool for the systematic implementation of the general plan." As such, a discussion of the relationship between the Specific Plan and the General Plan is required. This section describes how the Bergamot Specific Plan implement various polices and actions of the City of Redlands General Plan.

The Bergamot community is designed to encourage logical and orderly growth and to consider both existing conditions and future development surrounding the entire property. The property, which is located within the City and the East Valley Corridor, is situated immediately north of the existing Citrus Valley High School and south of planned residential uses. New housing and parks on the site adjacent to the existing school will result in a walkable community while taking advantage of existing infrastructure already available in the area. Housing in this area of the City allows for the expansion of much needed housing and reduces development pressure on older established neighborhoods. The housing proposed by the specific plan includes a diverse range of housing types and sizes with ample open space and pedestrian connectivity. The park is located along the westerly edge of the site to provide a green gateway entrance for visitors traveling south on the 210 Freeway. The park also acts as a buffer between the highway and new residential development, which is arranged to provide the highest densities closest to the park and school. Roadways, trails, and utility connections are designed to accommodate future development on vacant properties to the north, east, and southwest planned for future residential uses. The design of residential neighborhoods and land uses within the specific plan implements the following polices and actions:

2-A.19 Develop entryways and gateways that define Redlands' major points of entry.

4-A.6 Provide for the extension of public services in a logical and functional manner to minimize impacts on service providers while focusing development in infill areas that can accommodate development in a timely manner.

4-P.8 Provide for buffers and transitions between low- and high-intensity land uses.

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

4-P.16 Promote a variety of housing types to serve the diverse needs of the community.

4-A.7 Promote a range of residential densities to encourage a mix of housing types in varying price ranges and rental rates.

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.

4-A.49 Ensure that opportunities are available for the development of parks and open space areas to meet the community's recreational needs in a meaningful way.

4-A.50 Ensure that opportunities are available for community-oriented services.

The Bergamot Specific Plan requires the developer to dedicate 11.74 acres of public park and to provide certain improvements as agreed upon in an approved Park Improvement and Dedication Agreement. This new park is sized to accommodate a baseball/softball field and soccer fields that will fulfill an existing demand. Youth sports offer the opportunity for families and children to actively socialize with one another while providing opportunities for exercise and promoting healthy lifestyles. Development of this new public park implements the following polices and actions:

2-P.6 Enhance cultural and generational diversity and social connections through more opportunities for volunteerism and civic engagement, public gathering places and public art, family-friendly activities, and events that connect residents to one another and keep them socially active in the community.

2-P.7 Promote a physical and cultural environment, building upon a mature and varied landscape, that creates opportunities for meeting and gathering and encourages face-to-face interactions between people.

2-A.1 Provide for the equitable distribution of public facilities and amenities, such as parks and public facilities, throughout Redlands.

4-P.57 Provide for the equitable distribution of public facilities and amenities, such as sidewalks, street lighting, and parks throughout Redlands.

7-P.5 Provide parkland for a comprehensive range of active recreational needs, including sports fields and facilities, playgrounds, and open spaces for passive recreation per a Parks and Recreation Master Plan.

7-P.6 Enhance the presence of recreational opportunities in the city and increase park use by selecting new, highly accessible locations for parks.

7-P.8 Minimize substitution of private recreation facilities for developer fee payment or park dedication to ensure that a public park system will be permanently available to the entire community.

7-P.11 Maximize the availability of recreational facilities and activities throughout the city.

7-P.12 Create and maintain a system of trails serving both recreational and emergency access needs.

7-P.13 Complete the Emerald Necklace system of scenic routes and trails, including the Orange Blossom Trail, Zanja Trail, Santa Ana River Trail, San Timoteo Trail, and other trails linking parks, regional trails, and open space areas.

7-A.3 Provide 5 acres of park area for each 1,000 Planning Area residents, and additional parkland for specialized, and low-use park acreage.

7-A.4 Provide all residential areas with a neighborhood/community park (of 8 or more acres where available) where suitable land is available at acceptable cost.

7-A.5 Provide parkland in areas where population increase is expected (such as Transit Villages), partner with the school district to improve access to recreational facilities for nearby residents in parkland-deficient neighborhoods, and eventually site parkland within convenient distance of youth in the schools.

7-A.18 Strive to ensure that all areas of the community have an equal distribution of recreational facilities to maximize access and activities

As part of the specific plan process, the city and developer worked with the County of San Bernardino to incorporate plans into the Bergamot Specific Plan for the extension of the Santa Ana River trail through the Sports Park and Nature Park. The plan also provides a central paseo trail enhanced with landscaping and benches that provides east-west connectivity and allows for future extensions east of the Specific Plan area. Streets in the Bergamot Specific Plan have been designed in accordance with City standards. All streets include sidewalks on both sides separated from the street by landscape strips planted with trees to provide shade and promote pedestrian comfort. In addition, the edges of development, facing Domestic Avenue and Street N, are intentionally designed to provide front doors facing these roadways rather than backing-up to these streets with sound walls. This design creates aesthetically superior and friendly street scenes that promote “eyes-on-the-street” security for pedestrian safety. Enhanced crosswalks at the intersection Texas and Domestic are provided to promote pedestrian safety. The design of streets and trails to create a walkable community implements the following general plan polices and actions:

2-A.6 Establish north-south trail linkages— including the Mountain View Trail, California Street, the Heritage Trail, the Lugonia Trail, and Church Street—to major east-west trails including the Santa Ana River Trail, the Orange Blossom Trail, and the planned San Timoteo Canyon Trail.

5-P.17 Provide a safe, direct, and healthful pedestrian environment through means such as providing separate pedestrian-ways in parking lots, avoiding excessive driveway widths, and providing planting strips between sidewalks and streets where feasible.

5-P.18 Encourage creative walking paths pursuant to City planning codes, local, State, and federal laws.

5-A.19 Create appropriate enhancements to pedestrian crossings at key locations across minor arterials, boulevards, and collectors with a target of providing pedestrian crossings no further than 600 feet apart in appropriate areas and in accordance with State standards.

5-A.22 Include amenities such as shade trees, transit shelters and other transit amenities, benches, trash and recycling receptacles, bollards, public art, and directional signage that can enhance the pedestrian experience.

5-A.23 Coordinate with San Bernardino County and the Santa Ana River Conservancy on implementing the objectives of the Santa Ana River Trail Parkway and Open Space Plan.

2-P.18 Reinforce Redlands' identity as a "Tree City" through cohesive streetscapes that enhance its sense of place and its heritage, and that promote pedestrian comfort.

2-A.79 Avoid sound walls as a standard on arterial streets in residential areas.

4-P.57 Provide for the equitable distribution of public facilities and amenities, such as sidewalks, street lighting, and parks throughout Redlands.

4-P.59 Ensure a safe community.

5-P.4 Support transportation infrastructure improvements such as safer street crossings and attractive streetscapes to encourage bicyclists, walkers, and users of mobility devices.

5-P.6 Support public health by promoting active living and supporting safe walking and biking throughout the city.

5-P.10 Require developers to construct or pay their fair share toward improvements for all travel modes consistent with the layered network.

7-A.68 Incorporate Crime Prevention through Environmental Design principles and best practices into the Zoning Ordinance and project review procedures for new development and major renovations. Guidelines and checklists should include concepts such as: Natural Surveillance, e.g. orient buildings and windows to provide maximum surveillance of exterior areas, and locate entryways such that they are visible to adjacent neighbors or passersby

Utility and Phasing Plans have been provided in the specific plan to implement the following general plan polices and actions:

4-P.56 Ensure that public facilities and services are provided in a timely manner to adequately serve new and existing development.

4-A.150 Encourage the undergrounding of utilities for all new development.

6-A.35 Promote the use of Low Impact Development strategies, BMPs, pervious paving materials, and on-site infiltration for treating and reducing stormwater runoff before it reaches the municipal stormwater system.

E. General Notes

The following general notes shall apply to all land contained within the Specific Plan boundaries.

1. Any details or issues not specifically addressed by this Specific Plan shall be subject to the regulations of the City of Redlands. Definition of terms shall also be as defined in the City of Redlands Municipal Code.

2. Water service shall be provided by the City of Redlands.

3. Sewer service shall be provided by the City of Redlands.

4. Electrical power will be provided by the Southern California Edison Company.

5. Natural Gas service will be provided by the Southern California Gas Company.

6. Telephone service will be provided by Verizon.

7. Solid waste disposal will be provided by the City of Redlands.

SECTION 2. MASTER PLANS

A. Land Use

The Bergamot Specific Plan No. 64 (Specific Plan) encompasses approximately 58.64 gross acres accommodating the development of a master planned residential development incorporating various styles of single-family detached housing. The General Plan designation of the property is Low Density Residential, permitting up to 6 dwelling units per acre. Therefore, the subject property has the potential for approximately 346 dwelling units. The Specific Plan has envisioned a somewhat lower density, 317 dwelling units of mixed income neo-traditional neighborhoods, including a component of work-force housing, incorporating an abundant amount of active and passive open space. Overall project density is 5.4 dwelling units per acre.

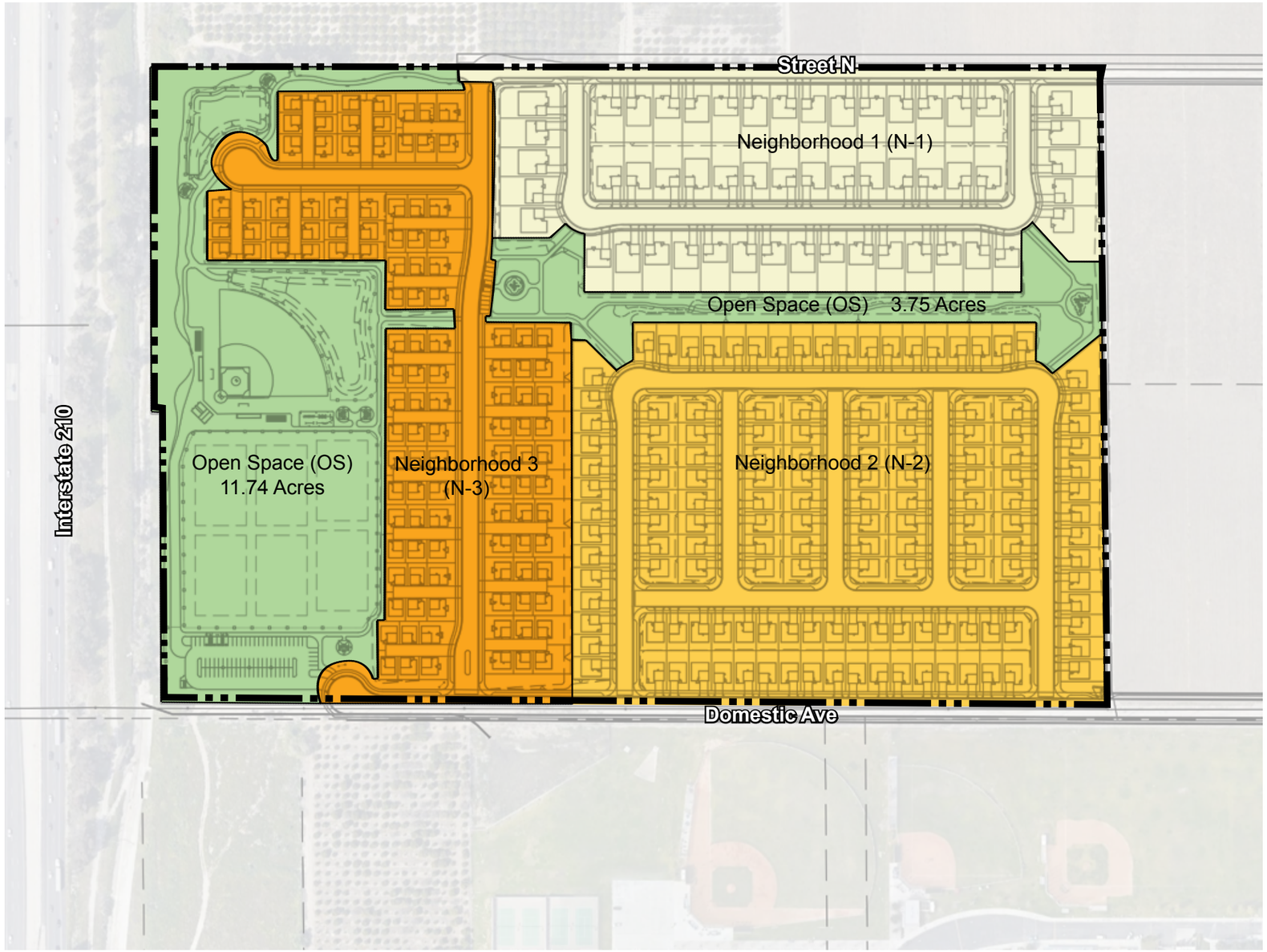
The Land Use Plan is depicted in Exhibit 4. The various residential components of the Specific Plan have been established in three distinct residential neighborhoods, all consisting of single-family detached residences. The appearance of open spaces, landscaping, recreational amenities and building placement has a material and substantial effect on the desirability of the community which is of prime importance to the Bergamot Specific Plan. The residential neighborhoods provide a distinct housing opportunity with a variety of housing types, all interwoven with passive and active paseos, pocket parks, and a large active public park.

1. Neighborhood 1

   Neighborhood 1, consisting of approximately 12.19 acres, is located in the north-central portion of the Specific Plan and is intended for single-family residential with a minimum lot size of 7200 square feet. This neighborhood will be a traditional single-family neighborhood consisting of 53 lots serviced with a public street system accessed from a new public street on the north side of the project. Overall density of Neighborhood 1 is 4.3 dwelling units per acre.

2. Neighborhood 2

   Neighborhood 2, consisting of approximately 19.25 acres, is located along Domestic Street in the south-central portion of the Specific Plan. This neighborhood is planned for 144 detached single-family residences on lots with a minimum lot size of 3500 square feet. Overall density of Neighborhood 2 is 7.5 dwelling units per acre.



Land Use	Total Area (Acres)	Total Homes (DU)	Density (DU/AC)
OS	15.49	0	N/A
N-1	12.19	53	4.3
N-2	19.25	144	7.5
N-3	11.71	120	10.2
Total	**58.64**	**317**	**5.4**

Not to Scale

N

3. Neighborhood 3

   Neighborhood 3 consists of approximately 11.71 acres and is located in the westerly portion of the project site and adjacent to the public park. Neighborhood 3 has been planned for single family “motor-court” housing, consisting of 120 single family detached homes on lot sizes of approximately 2000 square feet. Overall density of Neighborhood 3 is 10.2 dwelling units per acre.

The provision of open space and park land throughout the project site is integral to the design of the Bergamot community. A City of Redlands public park is planned for the westerly portion of the project site having access from Domestic Avenue. This park will consist of approximately 11.74 acres and will provide active recreational uses with both baseball/softball field and soccer fields. Included in the public park will be a parking lot, picnic areas and other amenities. Linking the park to the neighborhoods is a landscaped “paseo” which also provides distinct separation for the various neighborhoods. This paseo will incorporate smaller passive parks and recreational amenities, consisting of approximately 3.75 acres. Total parks and open space consist of 15.49 acres, or over twenty-five (25) percent of the overall project site.

B. Circulation Plan

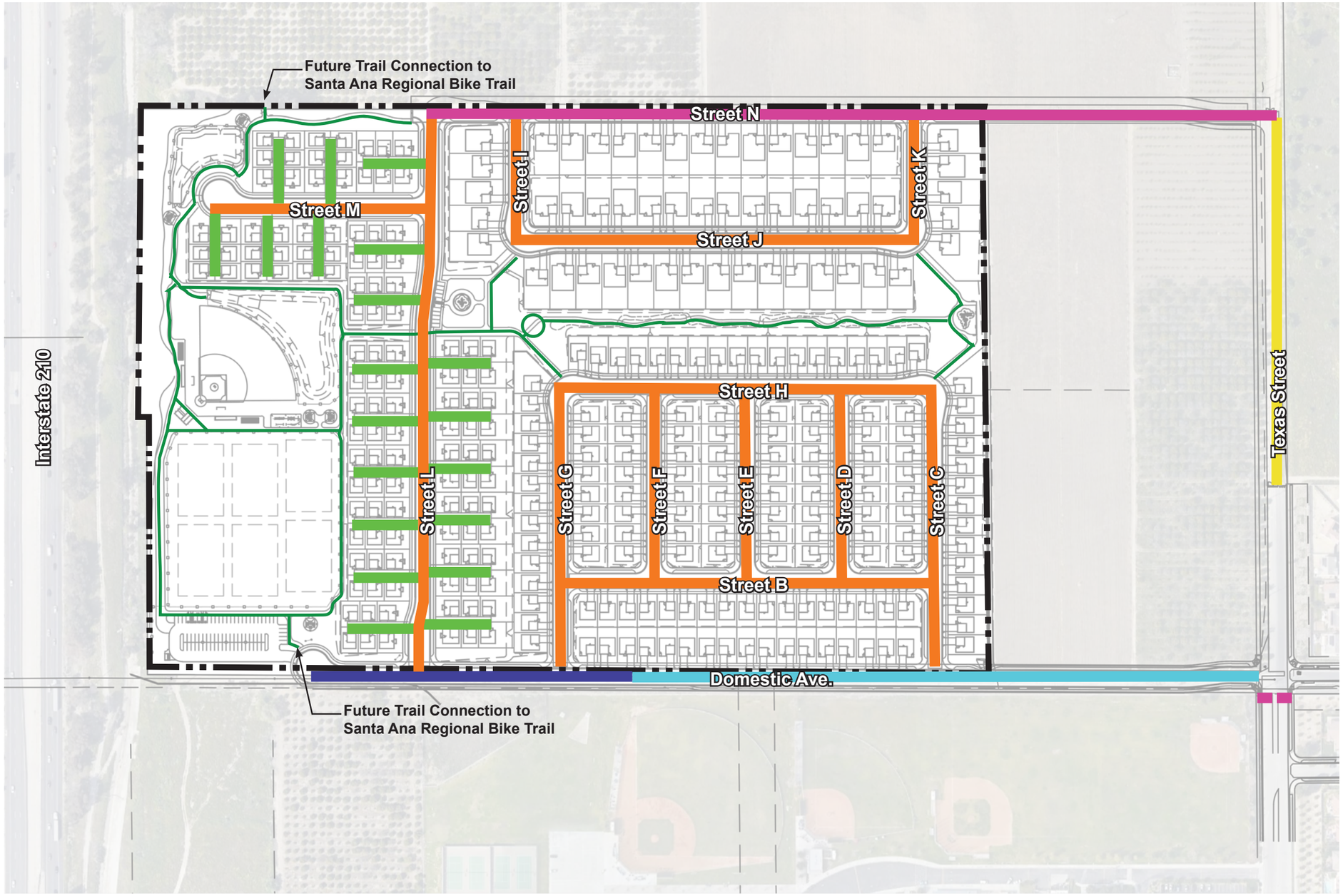
The Circulation Plan is depicted in Exhibit 5, illustrating the vehicular circulation for the subject property. The primary access into the project site will be from Texas Street and Domestic Avenue to the south of the project site. A system of local public streets will be developed within the project site to provide vehicular access into the various neighborhoods and to the public park site. The Typical Street Sections are depicted on Exhibit 6, and described as follows:

- Texas Street – Texas Street will provide the primary vehicular access into the project site. Texas Street is currently fully widened south of Domestic Avenue and partially widened on the east side north of Domestic Avenue. Texas Street is designated as a Collector-Residential north of Domestic with a sixty-six (66) foot right-of-way. Texas Street is currently fully dedicated north of Domestic Avenue and will be improved with a minimum of thirty-four (34) feet of pavement northerly to the intersection of the new street (Avenue "N"). A pedestrian activated crosswalk with in-pavement lights shall be provided at the southerly crosswalk of the Texas Avenue and Domestic Avenue intersection to support a safe route to school for high school students who live on the east side of Texas Street and attend Citrus Valley High School.

- Domestic Avenue – Domestic Avenue is designated as a Residential Collector on the General Plan, having a sixty-two-foot (62) right-of-way. Domestic Avenue is currently dedicated with a forty-foot (40) right-of-way and unimproved. Domestic Avenue will be fully dedicated as a collector north of centerline and dedicated as a local street south of the centerline to comply with the existing property of Citrus Valley High School and Redlands Unified School District. Domestic Avenue will be improved from and Texas Street to the public park with curb and gutters, sidewalks and pavement.

- Street 'N' – Street is designated as a Residential Collector, having an ultimate right-of-way of sixty-four (64) feet. The project includes a 47-foot dedication to accommodate 12 feet of pavement and a 3-foot shoulder north of the centerline and curb and gutters, sidewalk south of the centerline. These improvements will extend from Texas Street to the intersection of Street 'L'.

- Interior Public Streets - The interior streets servicing the various neighborhoods are planned as local public streets having a sixty-foot (60) right-of-way. The interior streets will be dedicated and fully improved with curb and gutters, sidewalks and pavement.



Legend

- Specific Plan Area Boundary
- Street N - Collector Street
- Domestic Avenue - (Texas Street intersection to 1490 feet West of Texas Street intersection) - Collector Street
- Domestic Avenue (From 1490 feet West of Texas Street intersection to Cul-de-Sac - Collector Street
- Internal Street - Local Public Street
- Texas Street (34-foot pavement Section)
- Private MotorCourt
- Proposed Trail (6-12 feet minimum width)
- Pedestrian activated crosswalk with in-pavement lights

Not to Scale

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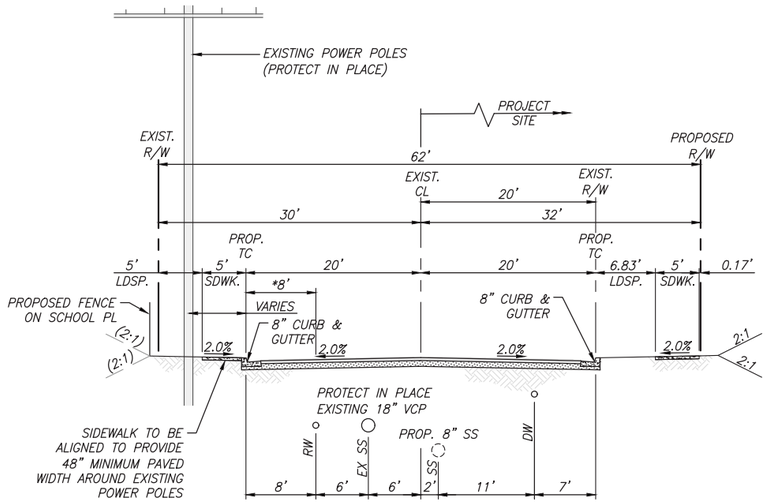
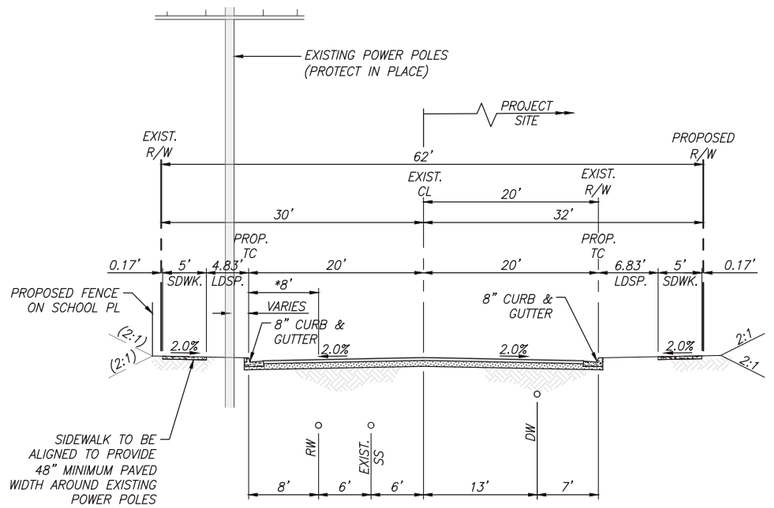


PARALLEL PARKING ALLOWED ON BOTH SIDES OF THE STREET

*CLASS III BIKEWAY

W. DOMESTIC AVENUE (PUBLIC STREET)

FROM 1,170' WEST OF TEXAS STREET INTERSECTION TO CUL-DE-SAC
NORTH SIDE (64' R/W COLLECTOR) –
SOUTH SIDE (60' R/W LOCAL – 20' PAVEMENT)



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NORTH SIDE (64' R/W COLLECTOR) –
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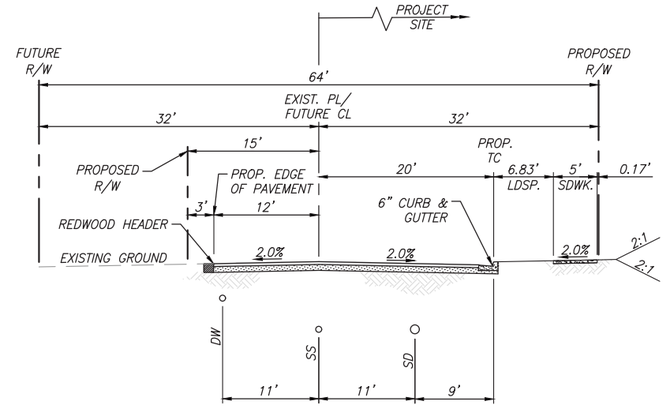
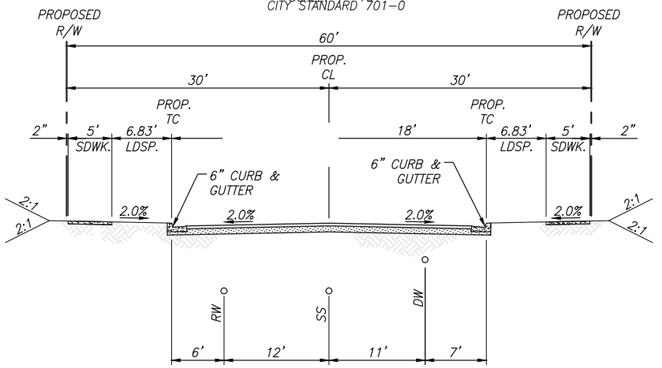


PARALLEL PARKING ALLOWED ON ONE SIDE OF THE STREET

STREET N (PUBLIC STREET)

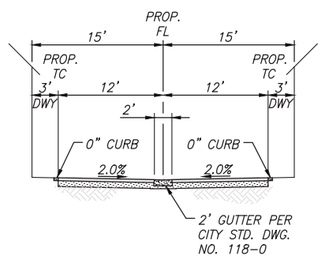
64' R/W COLLECTOR – RESIDENTIAL PER CITY STANDARD 701-0



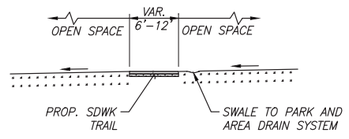
PARALLEL PARKING ALLOWED ON BOTH SIDES OF THE STREET

STREET L (PUBLIC STREET)

60' R/W LOCAL RESIDENTIAL PER CITY STANDARD 701-0

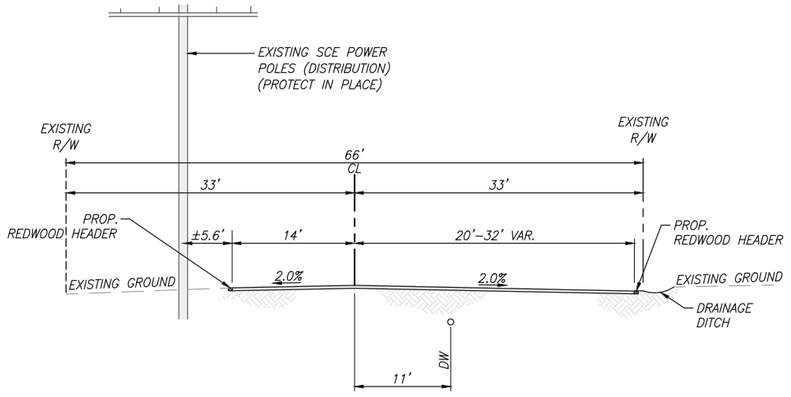


TYPICAL MOTORCOURT (PRIVATE ALLEY)



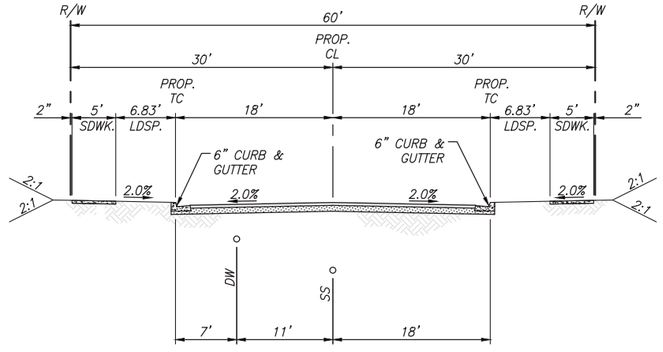
SECTION I-I (TYPICAL)

SCALE: 1"=10'



TEXAS STREET EXTENSION (PUBLIC STREET)

FROM EXYING TERMINUS TO STREET N
66' R/W COLLECTOR-RESIDENTIAL
34'OF PAVEMENT ON WEST SIDE



PARALLEL PARKING ALLOWED ON BOTH SIDES OF THE STREET

INTERIOR STREET (PUBLIC STREET)

60' R/W LOCAL RESIDENTIAL PER CITY

Not to Scale

N

Bergamot Specific Plan

February 2021

Exhibit 6: Typical Street Cross Sections

General Note for all Street Cross Sections:
All utility lines under 66Kw shall be undergrounded

- Motor Court – A private “motor court” will be developed to provide access into the motor court homes within Neighborhood 3. The motor court will be developed as an alley with a pavement width of twenty-four (24) feet.

In addition to the vehicular circulation, a series of pathways/trails will be developed to provide pedestrian access to the parks and open space located throughout the neighborhoods, including the Santa Ana River Trail which will be located on the westerly portion of the project through the public park.

C. Infrastructure Plans

The Infrastructure Plans designate the location and size of sewer, water and storm drain lines throughout the project. Private utility lines, including natural gas, electricity, telephone and cable are locally available and are not shown on the plan. The public sewer, water, and storm drain systems will be designed and installed in accordance with plans reviewed and approved by the City of Redlands.

The City of Redlands has established development impact fees that are required to be paid in order to off-set the impact of development upon the City's sewer, water, and storm drain system. The payment of these fees is considered to be adequate mitigation for both the direct and cumulative impact of the project's impact on the City's systems.

1. Water

The Conceptual Water Plan is depicted on Exhibit 7. An existing 12-inch water main is located within Texas Street at the intersection of Texas Street and Domestic Avenue. A series of twelve (12) and eight (8) inch water mains will be constructed within Domestic Avenue, the extension of Texas Street, and the future public streets (including Street N) to provide domestic water service to the project site. The domestic water system will be designed and installed pursuant to City of Redlands standards.

There are currently two (2) private wells within the study area. The first well is located off-site near the future intersection of Texas Street and Street N. The second well is located on Domestic Avenue, at the southeast corner of Neighborhood 2. Both wells will be protected in place.

An irrigation appurtenance located at the current intersection of Texas Street and Domestic will be relocated.

A future recycled water main will be installed in Domestic Avenue and extended north along Street L to allow for future connections at Texas Street and future development to the north.

2. Sewer

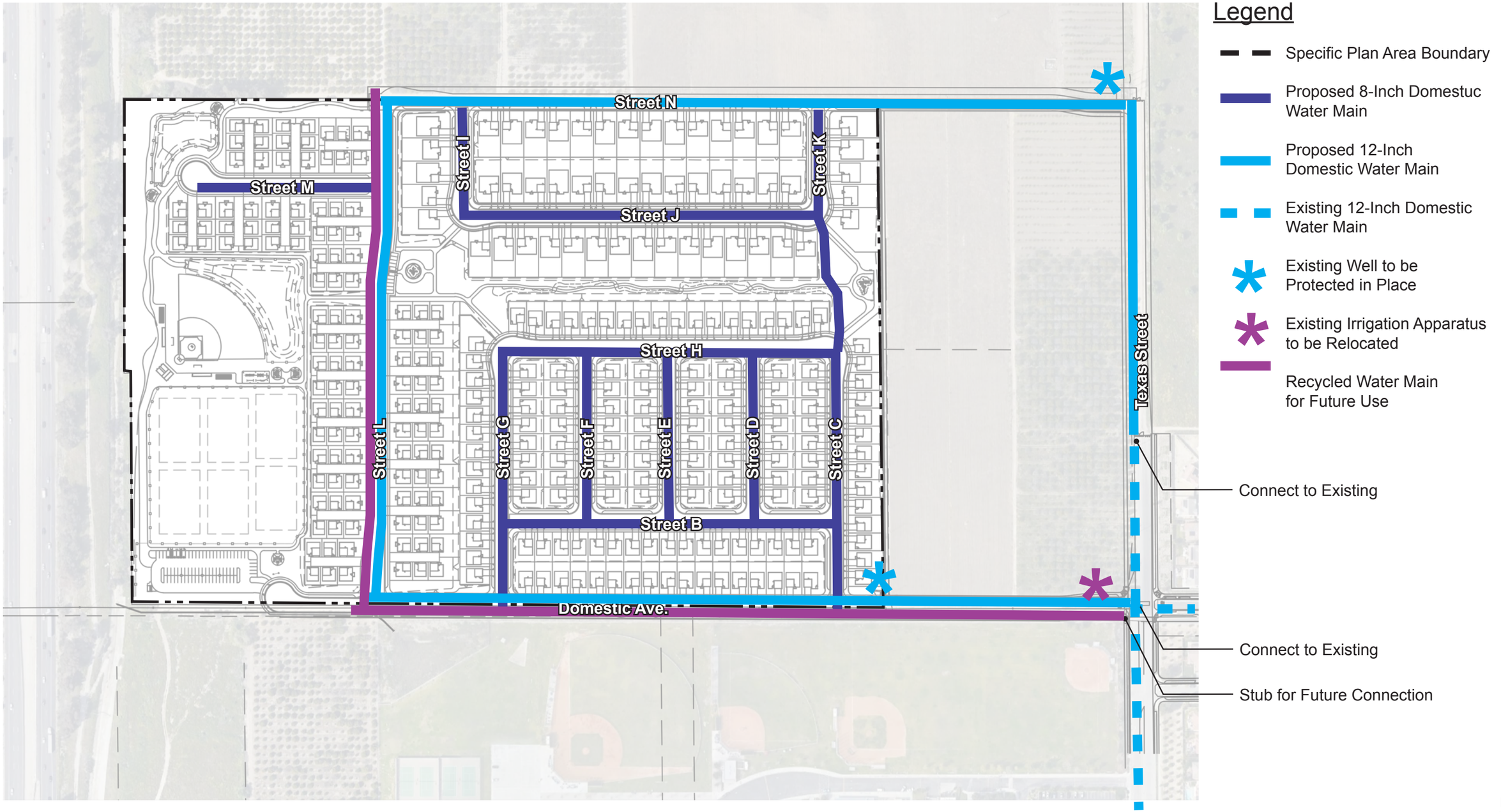
An existing 18-inch truck sewer line is located in Domestic Avenue adjacent to the project site. This trunk sewer line conveys wastewater westerly under the I-210 Freeway to the City of Redlands' Wastewater Treatment Facility. A portion of this trunk sewer line will be replaced with a deeper line in order to convey all wastewater along the northerly portion of the project site. Within the project site, a series of eight (8) and ten (10) inch sewer lines will be constructed within the public streets looping through the various

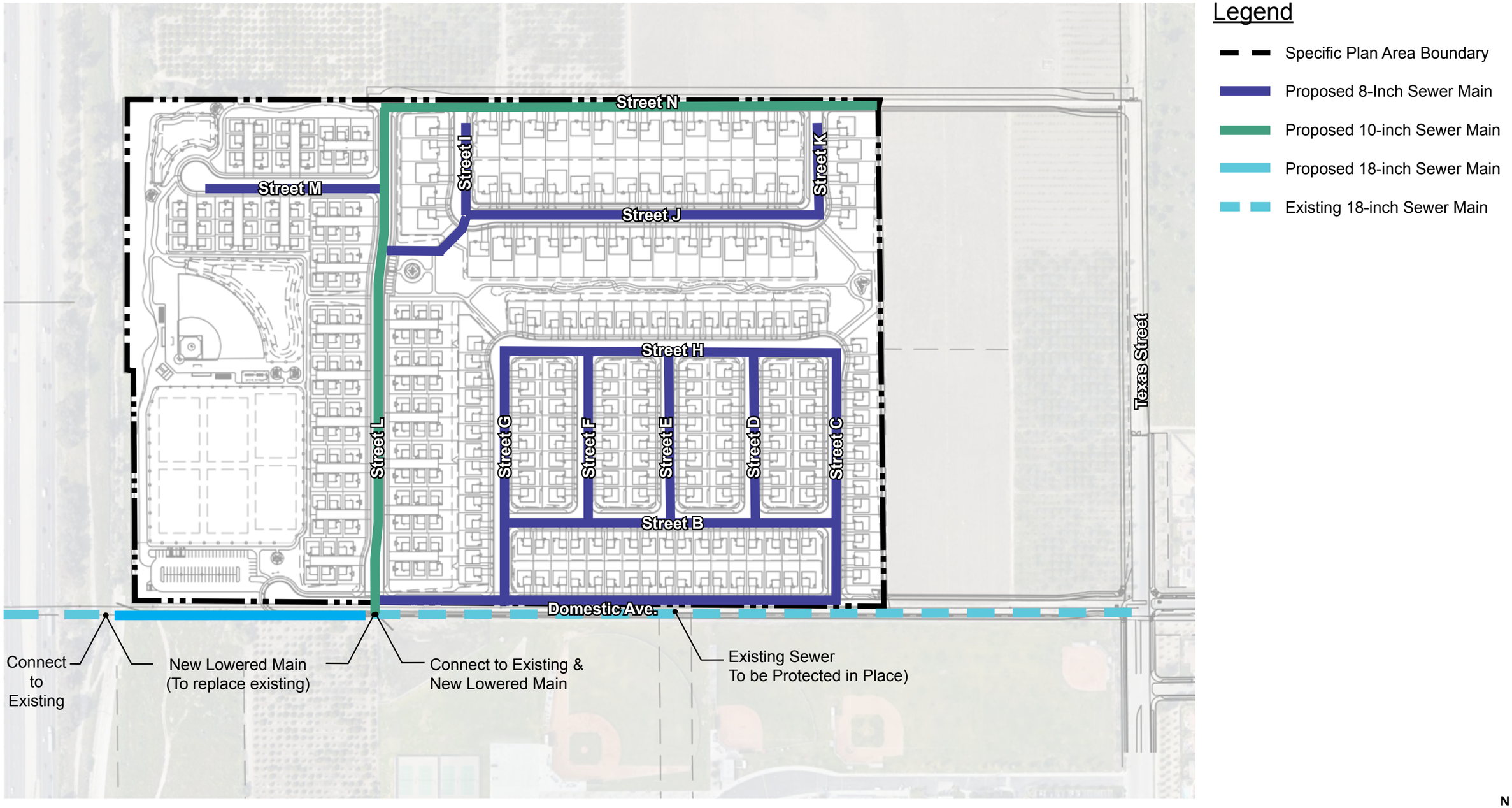
neighborhoods. The sewer system will be designed and installed pursuant to City of Redlands standards. The Conceptual Sanitary Sewer Plan is depicted in Exhibit 8.

3. Stormwater Drainage

   The Conceptual Drainage Plan is depicted in Exhibit 9. Currently, the project site is unimproved and creates no significant storm water flows. The project sites existing runoff flows northerly and westerly via sheet flow, eventually flowing into the existing drainage channel to the west within the SR-210 CalTrans right-of-way. Existing drainage patterns will be modified to conduct storm water appropriately.

   All lots will be graded to allow runoff to drain towards a designated street or area drain, leading to the proposed storm drain infrastructure. Appropriately sized grate inlets, curb and gutters and storm drainpipes will be utilized to collect the runoff and direct it to the infiltration basins located within the public park. In addition, runoff from the park will be conveyed to the basins.


Street N
Street I
Street K
Street M
Street J
Street H
Street L
Street G
Street F
Street E
Street D
Street C
Street B
Texas Street
Domestic Ave.
Legend
Specific Plan Area Boundary
Proposed 8-Inch Domestuc Water Main
Proposed 12-Inch Domestic Water Main
Existing 12-Inch Domestic Water Main
Existing Well to be Protected in Place
Existing Irrigation Apparatus to be Relocated
Recycled Water Main for Future Use
Connect to Existing
Connect to Existing
Stub for Future Connection
N
Not to Scale

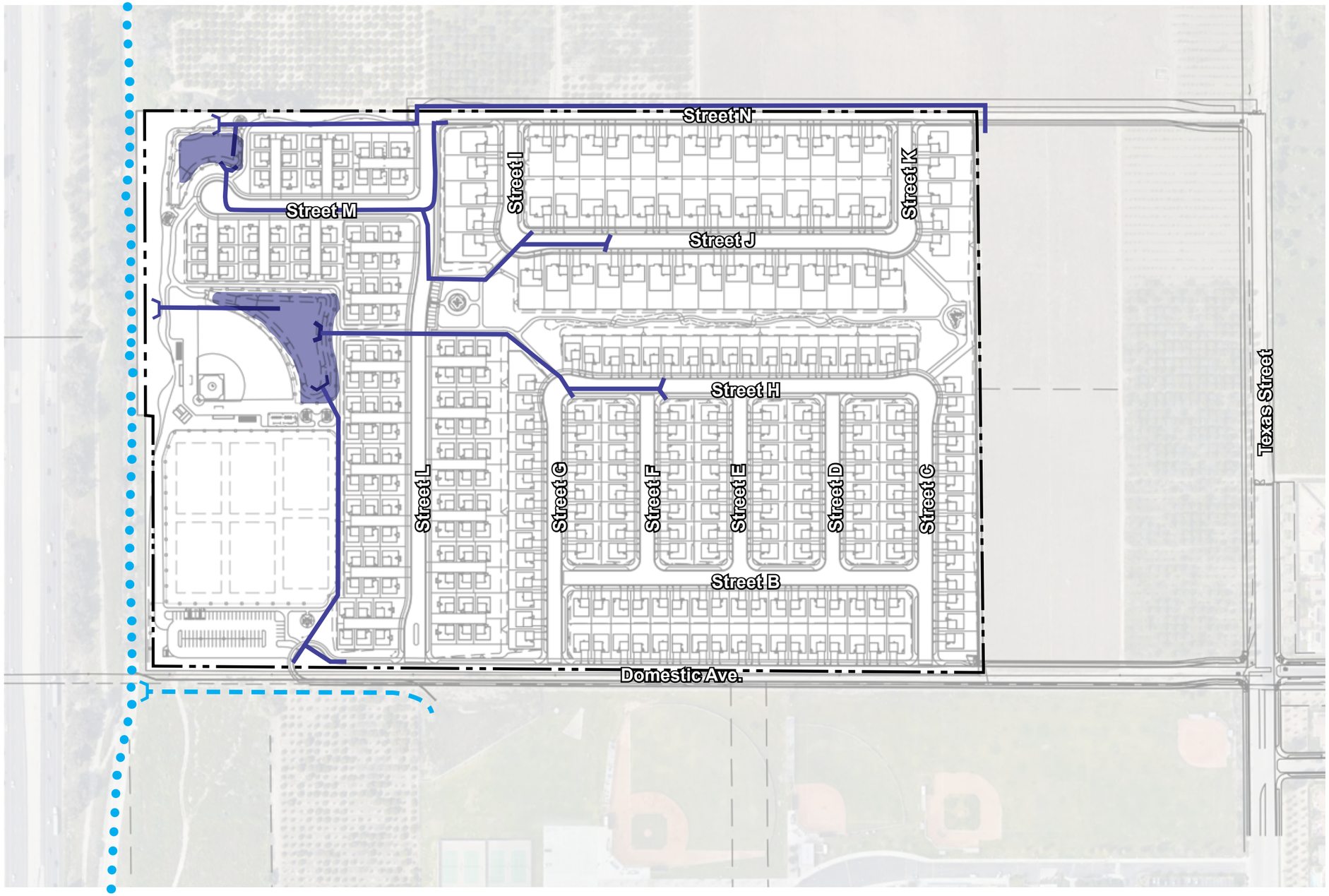


Legend

- Specific Plan Area Boundary
- Proposed 8-Inch Sewer Main
- Proposed 10-inch Sewer Main
- Proposed 18-inch Sewer Main
- Existing 18-inch Sewer Main

Not to Scale

N



Legend

- Specific Plan Area Boundary
- Existing Channel
- Existing Storm Drain
- Proposed Storm Drain
- Proposed Basin

Not to Scale

N

D. Conceptual Landscape Plan

The Conceptual Landscape Plan is illustrated in Exhibit 10. The landscape and open space treatment for the project is important to the overall beauty and enjoyment for the future residents of the development. The various elements of the landscape plan, including the large public park, streetscapes, pocket parks and landscape paseos combine to convey a sense of neighborhood and provide an important element of the neo-traditional design. Numerous landscape and recreational amenities are incorporated throughout the project, including both passive and active parks, integrating the various neighborhoods into one master planned community.

Exhibit 11 depicts the Paseo which links all three neighborhoods with a significant trail system including a dry “stream”, benches, and nature-play pads with various play structures. Three different pocket parks are provided throughout the project as illustrated in Exhibits 12, 13 and 14. The pocket parks may contain sport courts, tot lots and playgrounds, shade structures, picnic area, barbecues, and similar amenities. Formal landscaping will be provided to add turf areas and shade trees.

The primary open space feature of the project is a 11.74-acre public park located on the westerly portion of the project site adjacent to the 210 Freeway, as depicted in Exhibit 15. Access to the park will be from Domestic Avenue and through paseos within the project. The park is planned as an active park incorporating features such as a baseball/softball field with dugouts and bleachers and a large area to be designed for soccer fields. In addition, the park may contain a concession/restroom building, a challenge course, picnic shelters with barbecues, and similar amenities. A large parking lot will be provided from Domestic Avenue. The playing fields will be provided with lighting in order that the City can maximize programming of the fields for active play and organized tournaments. In addition, the public park includes a nature park located at the northwester portion of the project site, which may include shade structures, barbeques picnic tables, and similar passive recreational amenities. The Nature Park is depicted in Exhibit 16. The park shall be dedicated to the City or Redlands and improved in accordance with an approved Park Improvement and Dedication Agreement.

A Fencing Plan is illustrated in Exhibits 17 and 18. Fencing will consist of a variety of slumpstone block walls, vinyl fencing and tubular steel fencing.

Exhibits 18 depicts the Typical Motorcourt Landscape Plan while Exhibit 19 depicts the Typical Single-Family Street Landscape Plan.

RECREATIONAL AMENITIES

NEIGHBORHOOD PARK

* SIX LIGHTED V7V SOCCER FIELDS
* ONE LIGHTED SOFTBALL FIELD
* RESTROOM/CONCESSION/MAINTENANCE BUILDING
* ONE FITNESS CHALLENGE COURSE
* THREE SHADE STRUCTURES WITH BBQS
* PICNIC TABLES
* PARKING LOT

PRIVATE COMMON AREAS

* PLAY EQUIPMENT AGES 5–12
* PLAY EQUIPMENT AGES 2–5
* TWO HALF–BASKETBALL COURTS
* NATURE TRAILS IN PASEO WITH NATURE THEMED PLAY STRUCTURES
* SEVEN SHADE STRUCTURES WITH BBQS
* PICNIC TABLES
* NATURE OVERLOOK
* OPEN LAWN PLAY AREAS

MASTER TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
	STREET TREES	
	ARBUTUS MARINA	STRAWBERRY TREE
	BAUHINIA VARIEGATA	PURPLE ORCHID TREE
	CALLISTEMON VIMINALLIS	WEEPING BOTTLEBRUSH
	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE
	GEIJERA PARVIFLORA	AUSTRAILIAN WILLOW
	KOELREUTERIA PANICULTA	GOLDENRAIN TREE
	LOPHOSTEMON CONFERTUS	BRISBANE BOX
	PODOCARPUS HENKELII	LONG–LEAF YELLOWWOOD
	COMMON AREAS/PARK TREES	
	ARBUTUS UNEDO	STRAWBERRY TREE
	CHITALPA TASHKENTENSIS	CHITALPA
	CELTIS RETICULATA	WESTERN HACKBERRY
	GINKGO B. 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR
	LOPHOSTEMON CONFERTUS	BRISBANE BOX
	PINUS CANARIENSIS	CANARY ISLAND PINE
	QUERCUS V. 'HERITAGE'	VIRGINIAN OAK

Note: Plans are conceptual and may vary at Final. Improvements to be determined by the Park Improvement and Dedication Agreement with the City of Redlands.

Not to Scale

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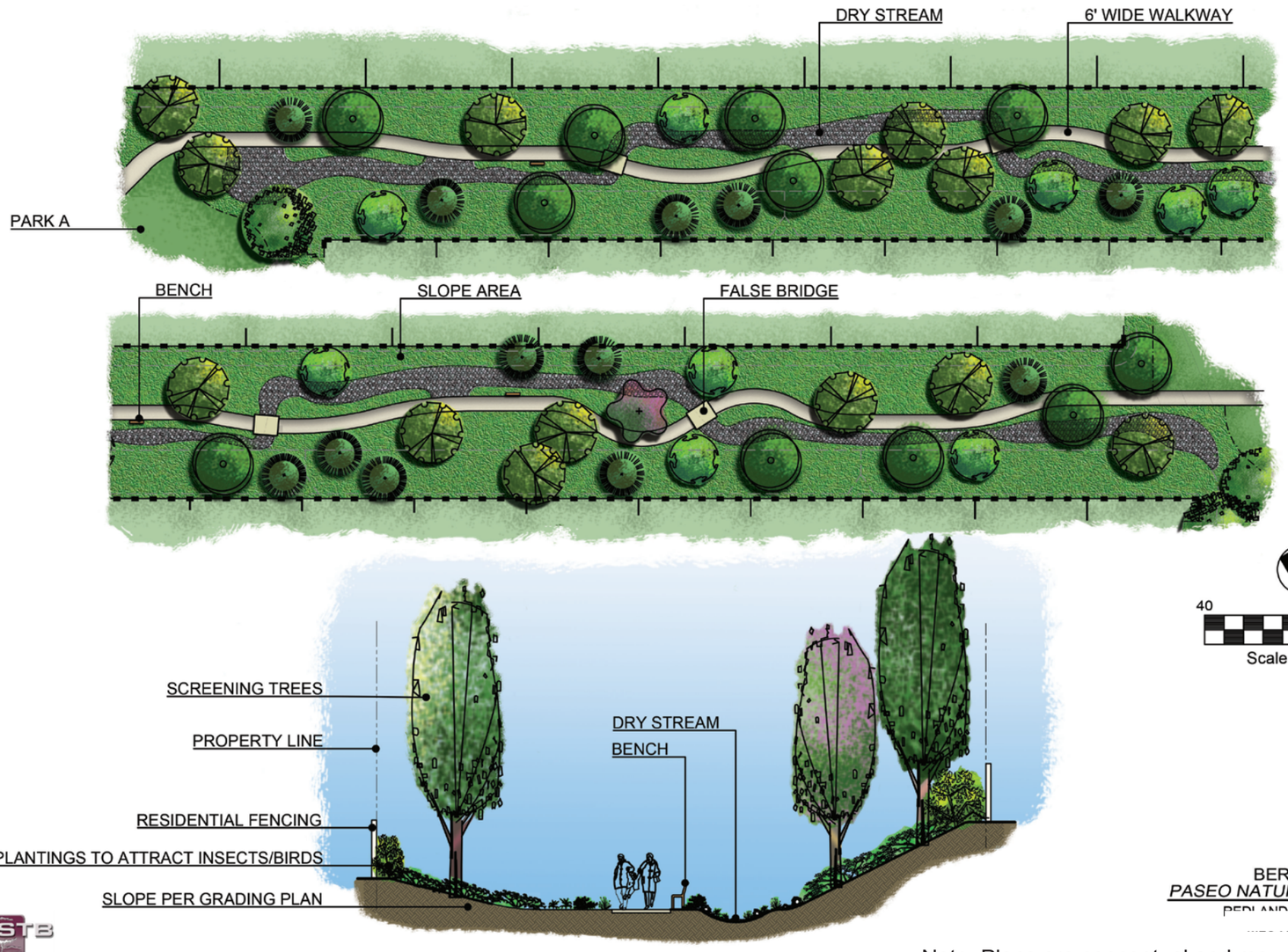
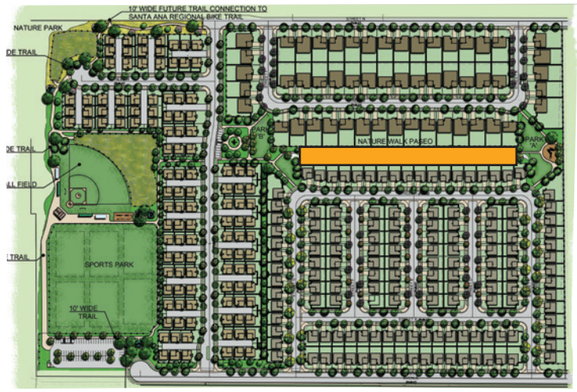


TYPICAL CROSS SECTION



KEY MAP
Not to Scale

40 0 40
Scale 1" = 40'

BERGAMOT
PASEO NATURE WALK EXHIBIT
REDLANDS, CALIFORNIA

DATE PREPARED 1/25/21

Note: Plans are conceptual and may vary at Final. Improvements to be determined by the Park Improvement and Dedication Agreement with the City of Redlands.

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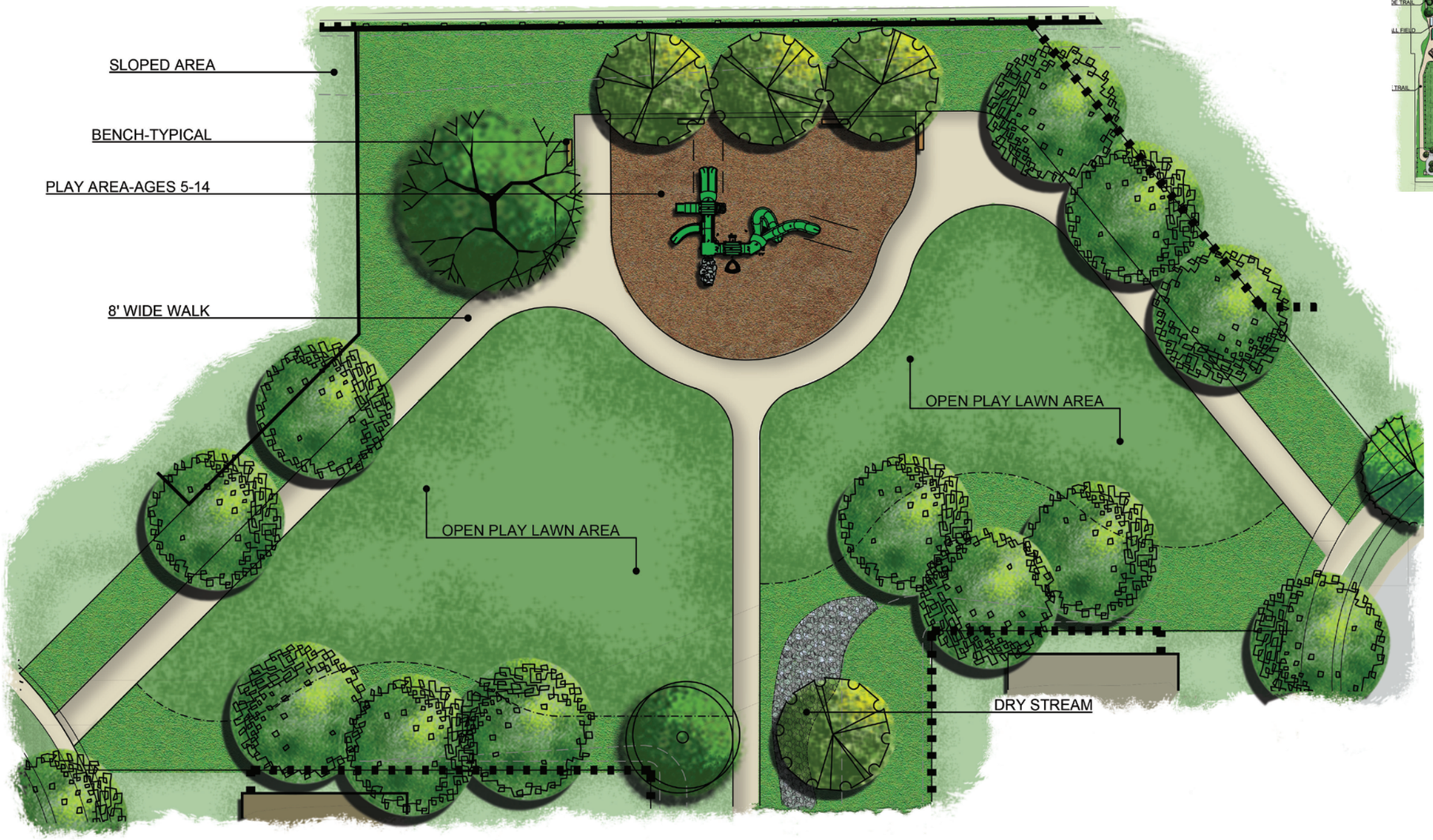

KEY MAP
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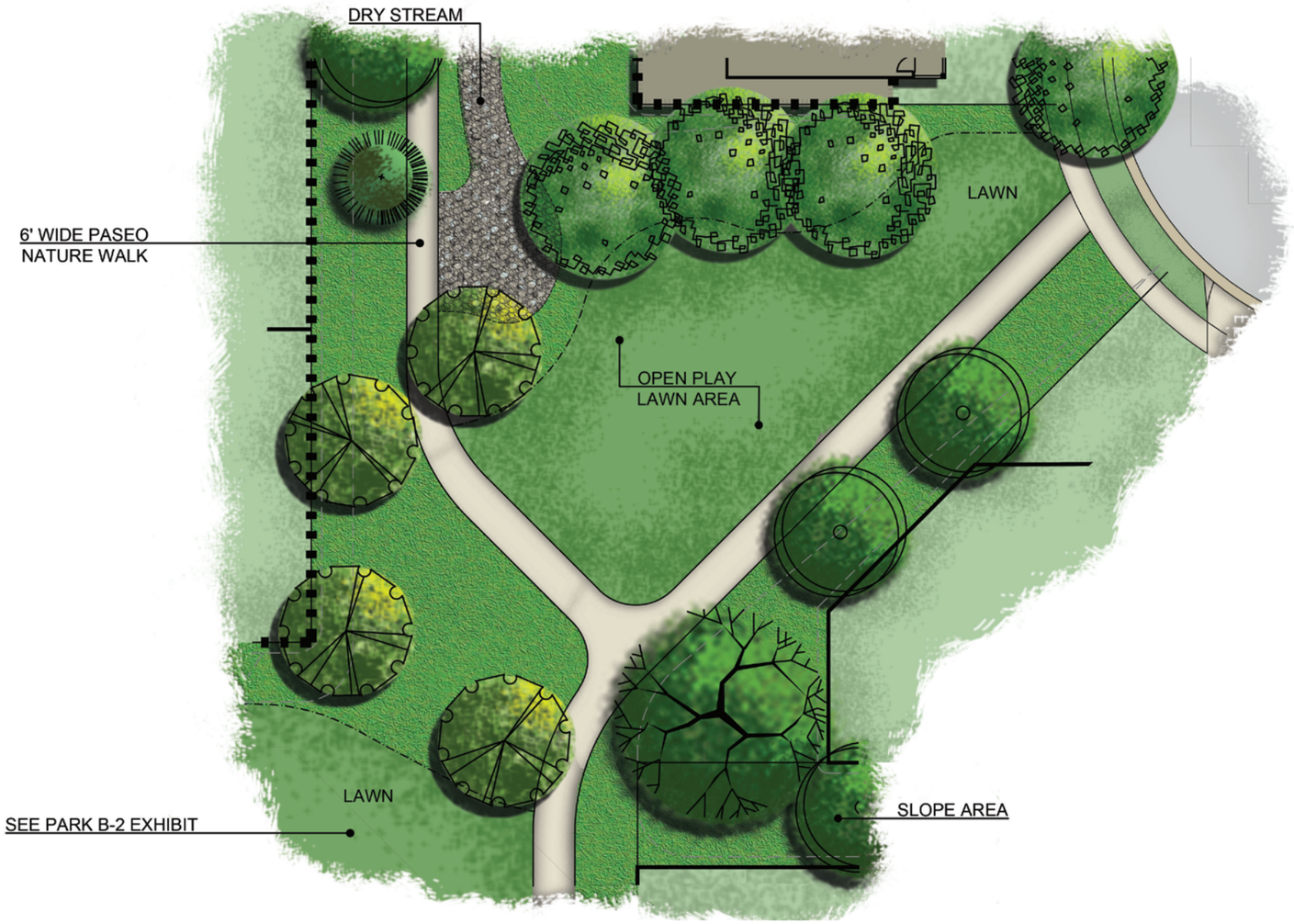

KEY MAP
Not to Scale

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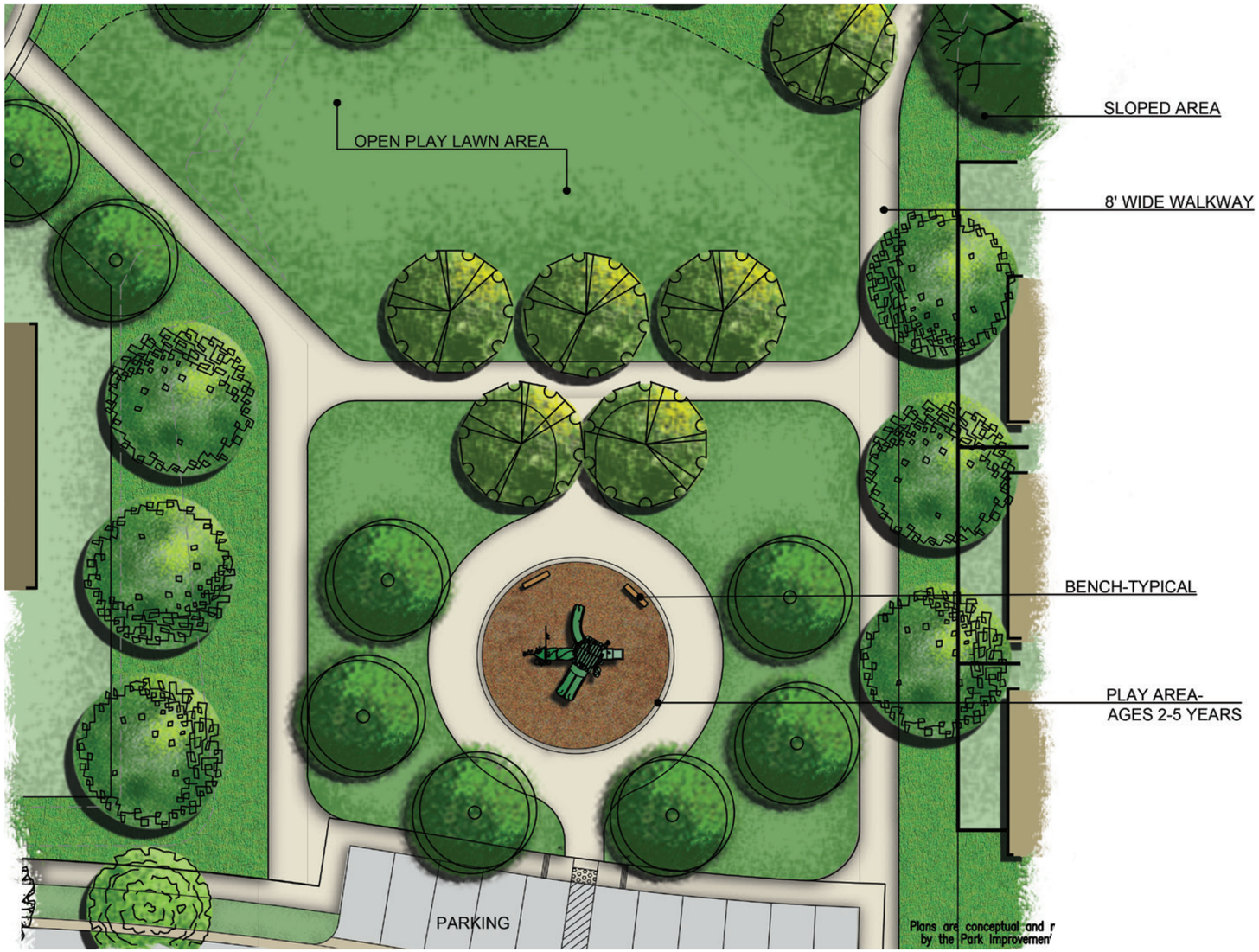

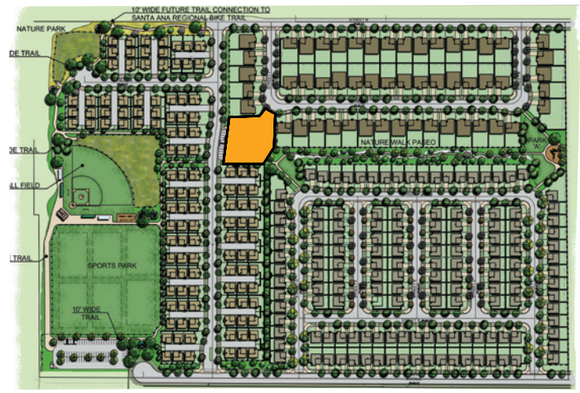

KEY MAP
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Note: Plans are conceptual and may vary at Final. Improvements to be determined by the Park Improvement and Dedication Agreement with the City of Redlands.

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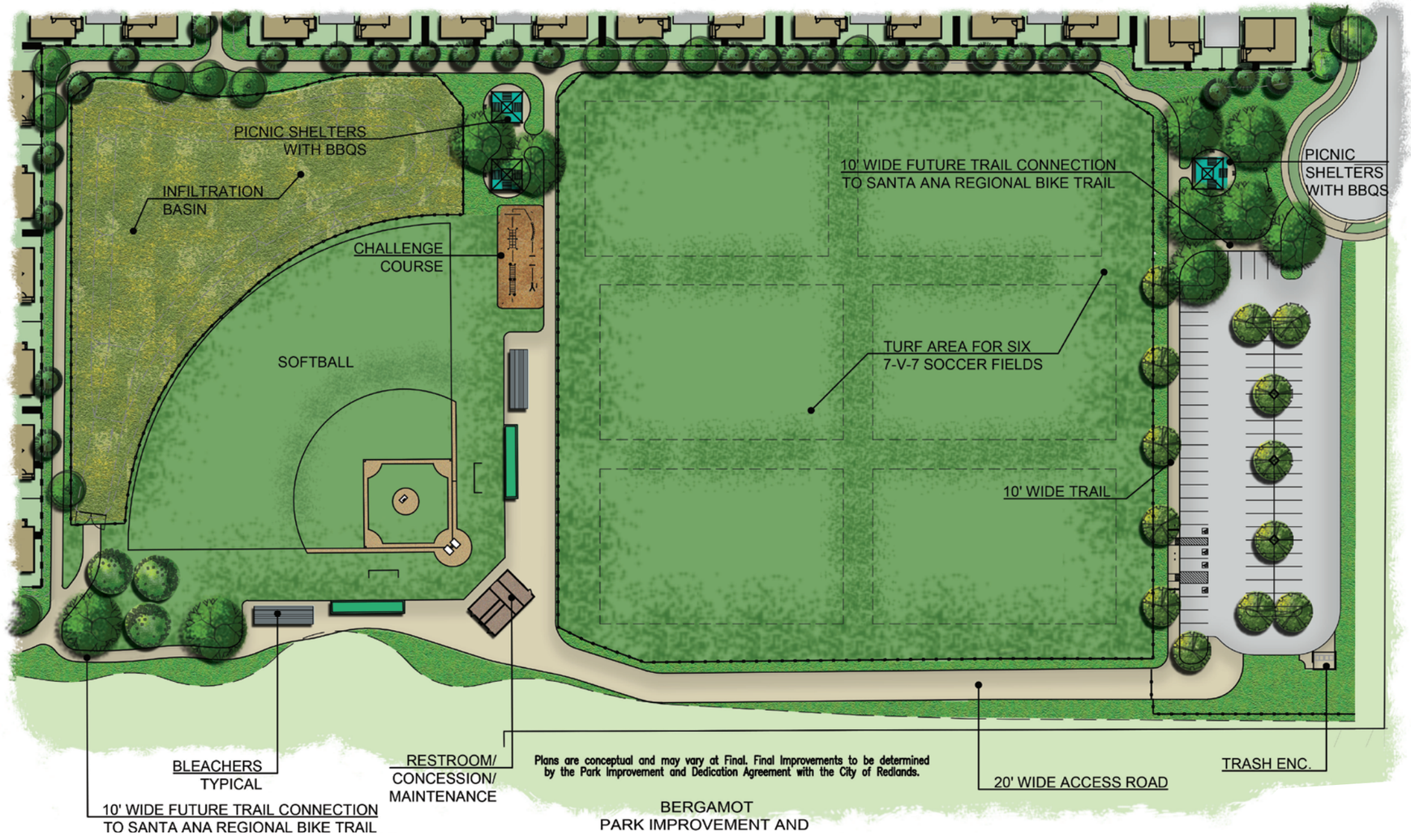

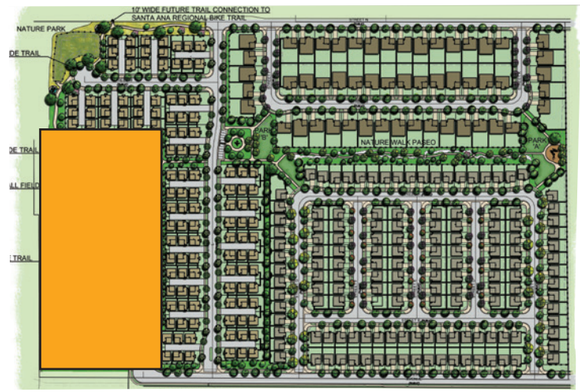

KEY MAP
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Note: Plans are conceptual and may vary at Final. Improvements to be determined by the Park Improvement and Dedication Agreement with the City of Redlands.

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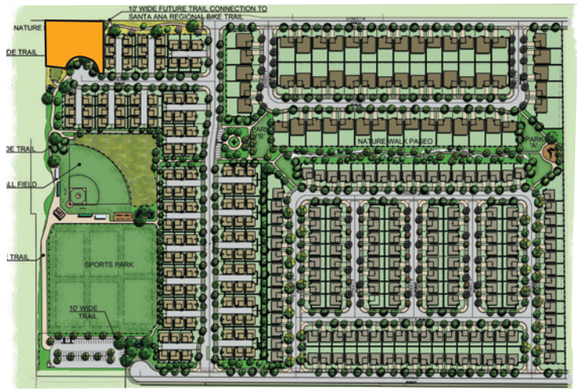
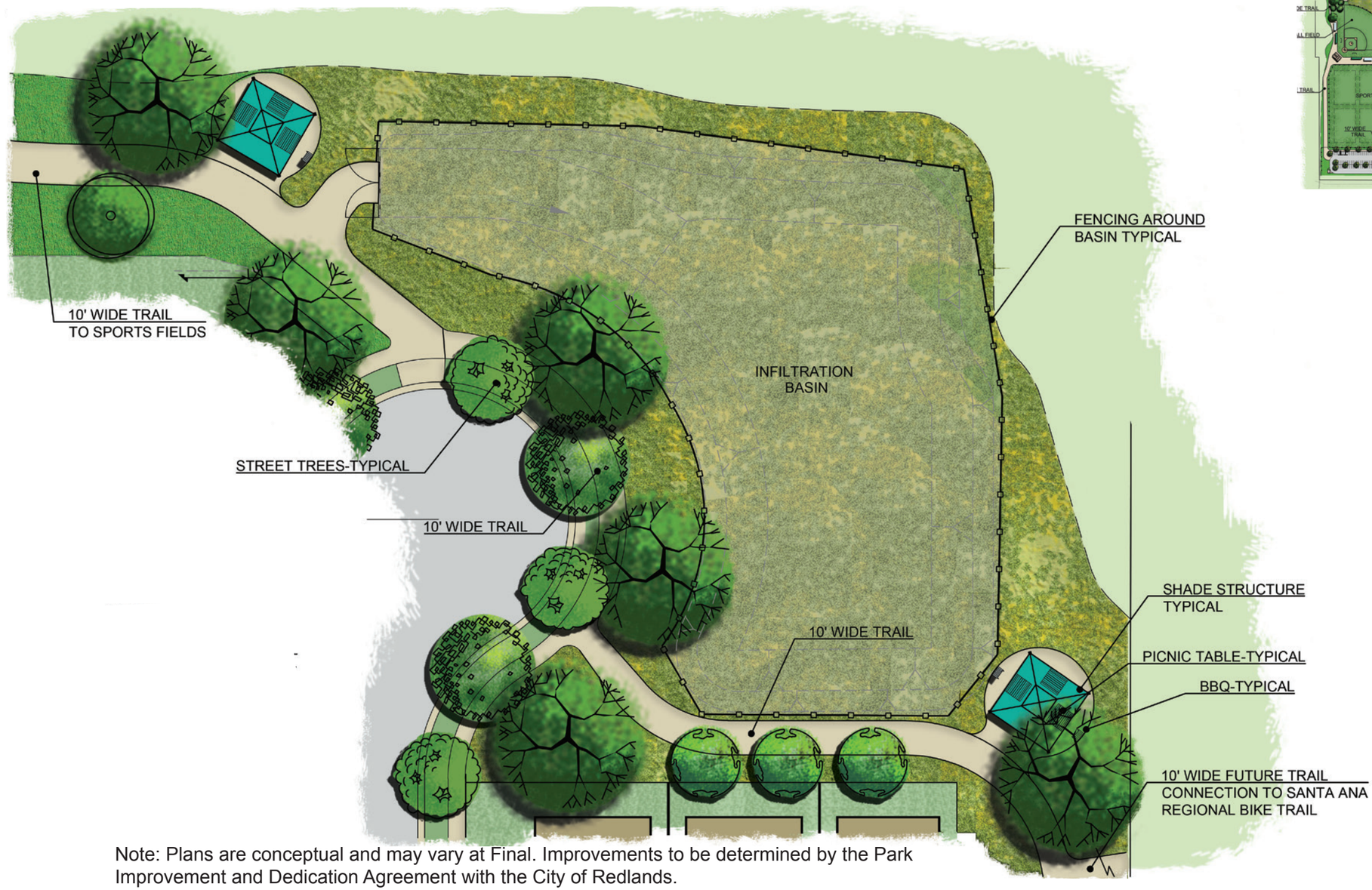


KEY MAP
Not to Scale



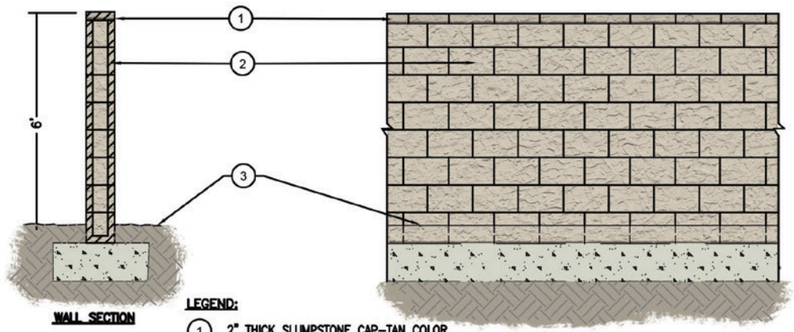
Note: Plans are conceptual and may vary at Final. Improvements to be determined by the Park Improvement and Dedication Agreement with the City of Redlands.

Not to Scale

WALL AND FENCING LEGEND

- TAN SLUMPSTONE 6' HIGH BLOCK WALL. SEE DETAIL EXHIBIT 'A'
- VINYL 6' HIGH FENCING (TAN) SEE DETAIL THIS SHEET
- TUBULAR STEEL FENCING–6' HIGH. SEE DETAIL THIS SHEET
- 4' WIDE VINYL SIDE YARD GATE–TYPICAL TO MATCH FENCING

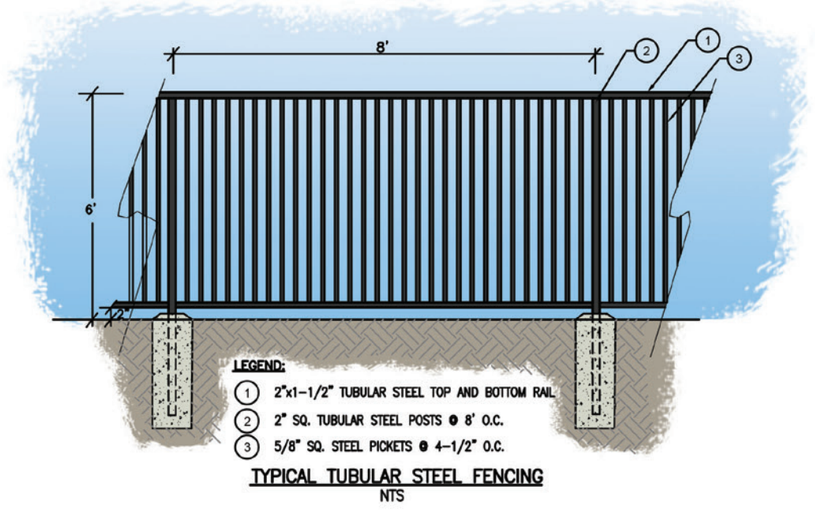
- ALL FINAL WALL AND FENCE PLACEMENT PER CIVIL
- CONTRACTOR TO COORDINATE WITH DEVELOPER'S REPRESENTATIVE TO MAKE MINOR ADJUSTMENTS AS NECESSARY DUE TO ACTUAL FIELD CONDTIONS WHERE NECESSARY.



LEGEND:

1. 2" THICK SLUMPSTONE CAP–TAN COLOR
2. TAN SLUMPSTONE BLOCK
3. FINISH GRADE PER CIVIL'S GP

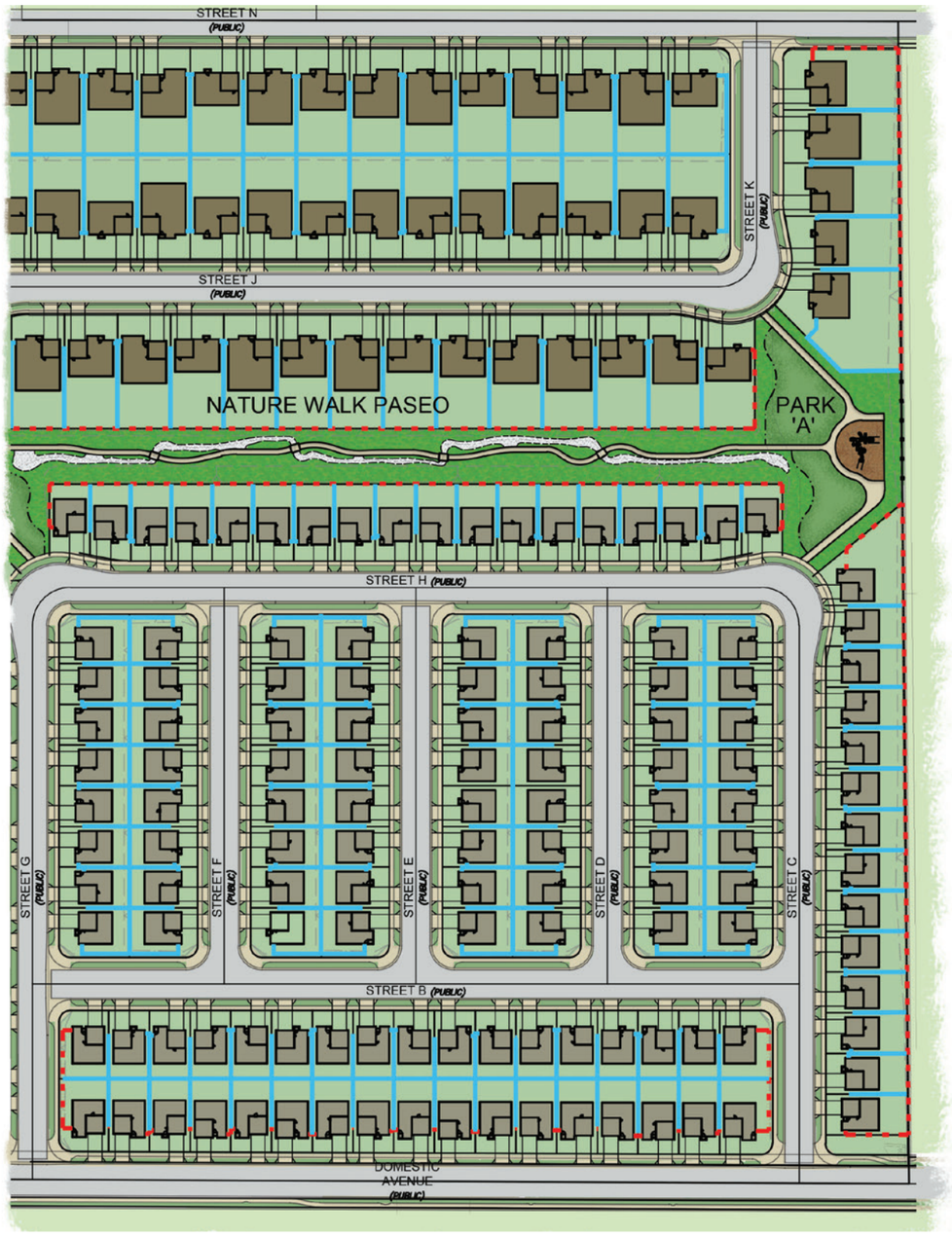
TYPICAL BLOCK WALL
NTS



TYPICAL TUBULAR STEEL FENCING
NTS

Not to Scale

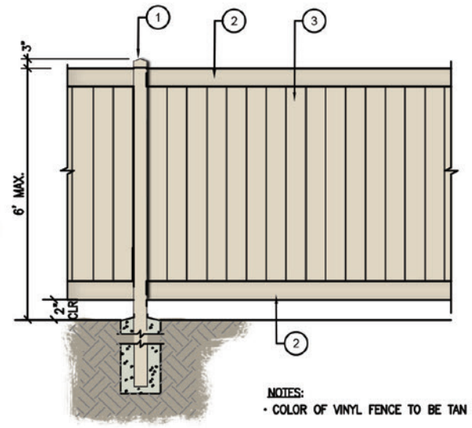
N



WALL AND FENCING LEGEND

- TAN SLUMPSTONE 6' HIGH BLOCK WALL. SEE DETAIL EXHIBIT 'A'
- VINYL 6' HIGH FENCING (TAN) SEE DETAIL THIS SHEET
- TUBULAR STEEL FENCING—6' HIGH. SEE DETAIL THIS SHEET
- 4' WIDE VINYL SIDE YARD GATE—TYPICAL TO MATCH FENCING

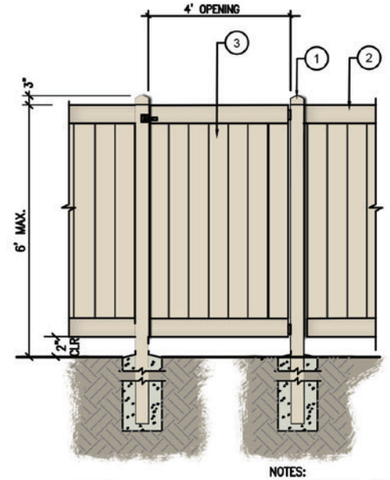
- ALL FINAL WALL AND FENCE PLACEMENT PER CIVIL
- CONTRACTOR TO COORDINATE WITH DEVELOPER'S REPRESENTATIVE TO MAKE MINOR ADJUSTMENTS AS NECESSARY DUE TO ACTUAL FIELD CONDTIONS WHERE NECESSARY.



NOTES:
• COLOR OF VINYL FENCE TO BE TAN

LEGEND:
1. 5"x5" PVC POST WITH PYRAMID POST CAP
2. 2"x7" PVC TOP AND BOTTOM RAIL. PRE NOTCHED TO ACCEPT PRIVACY SLATS. SLIDE RAIL INTO POST
3. 1"x6" T&G VINYL PRIVACY SLATS

TYPICAL VINYL FENCE PANEL
NTS



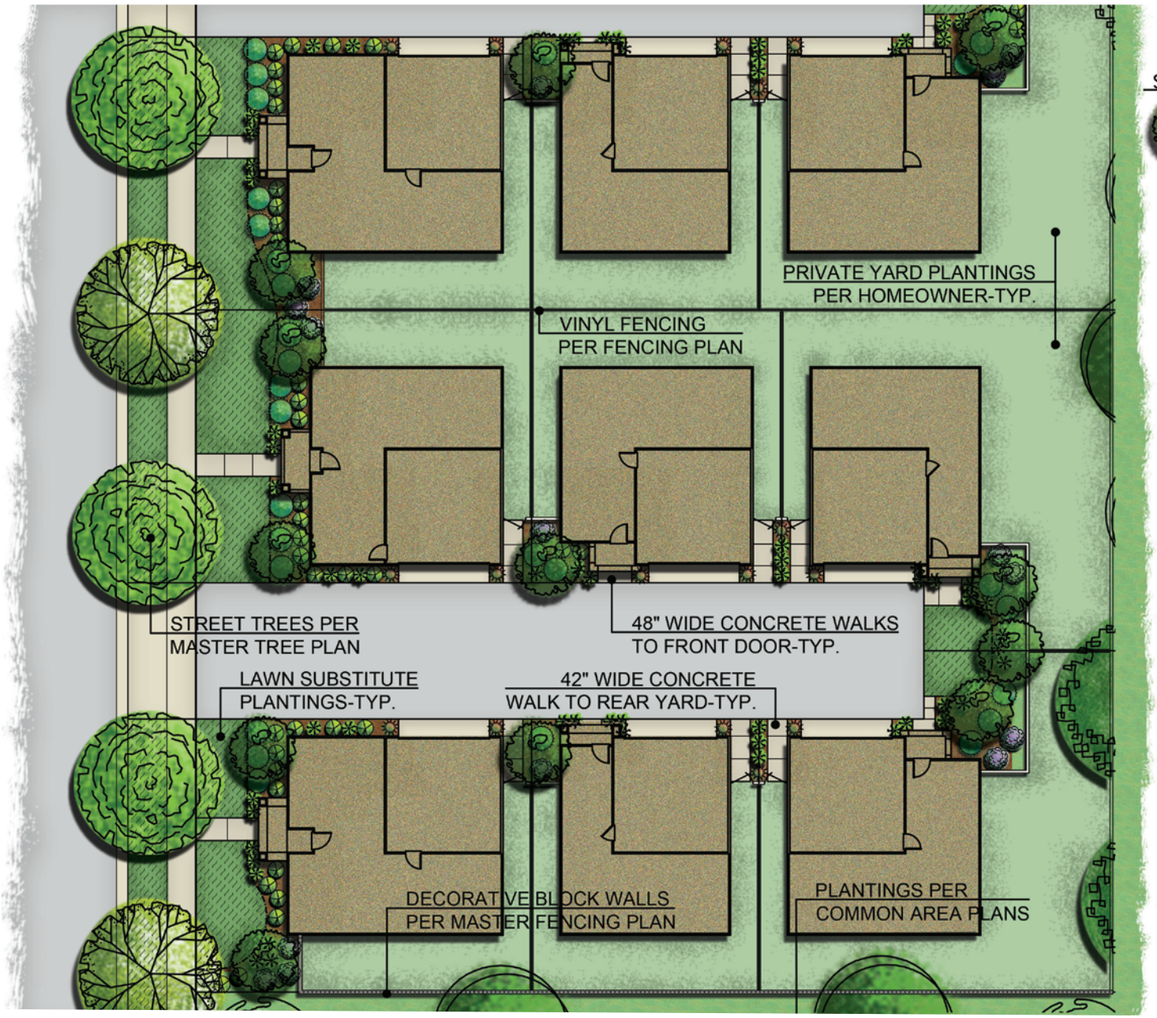
NOTES:
• COLOR OF VINYL FENCE TO BE TAN

LEGEND:
1. 5"x5" PVC POST WITH PYRAMID POST CAP @ 8' O.C.
2. 2"x7" PVC TOP AND BOTTOM RAIL. PRE NOTCHED TO ACCEPT PRIVACY SLATS. SLIDE RAIL INTO POST
3. 1"x6" T&G VINYL PRIVACY SLATS

TYPICAL VINYL GATE INSTALLATION
NTS

Not to Scale

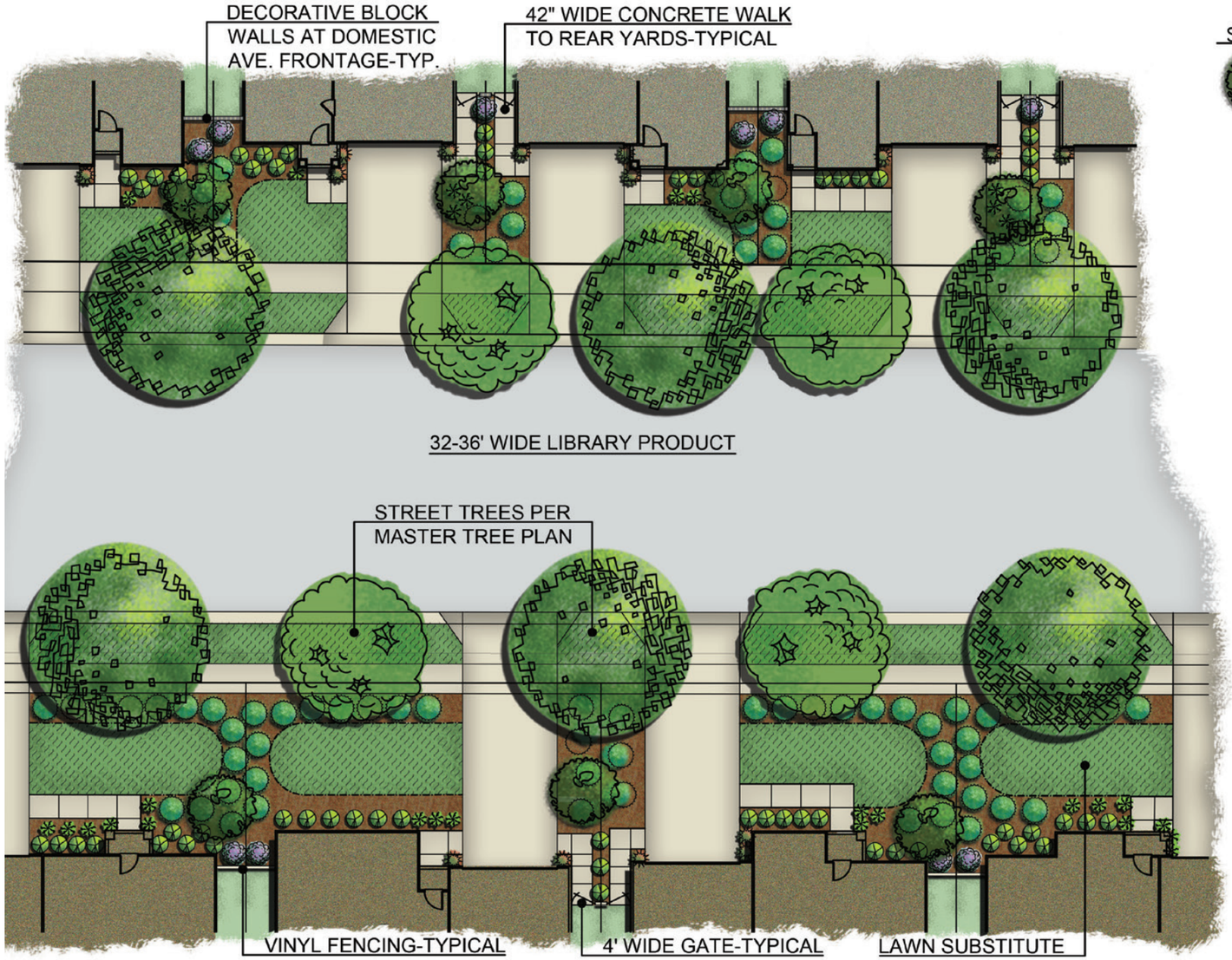
N



PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
	PRIVATE LOT TREES	
	CALLISTEMON V. 'SLIM'	SLIM BOTTLEBRUSH
	CERCIDIUM 'DESERT MUSEUM'	D. M. PALO VERDE
	CERCIS OCCIDENTALIS	WESTERN REDBUD
	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE
	GEIJERA PARVIFLORA	AUSTRAILIAN WILLOW
	GLEDITSIA I. 'TRUE SHADE'	TRUE SHADE LOCUST
	LAGERSTROEMIA I. 'SEMINOLE'	CRAPE MYRTLE
	LEPTOSPERMUM S. 'RUBY GLOW'	RUBY GLOW TEA TREE
	MAGNOLIA G. 'LITTLE GEM'	LITTLE GEM MAGNOLIA
	PODOCARPUS G. 'ICEE BLUE'	ICEE BLUE FERN PINE
	BACKGROUND SHRUBS	
	LEUCOPHYLLUM 'SILVER CLOUD'	SILVER CLOUD SILVERLEAF
	OLEA 'LITTLE OLLIE'	LITTLE OLLIE DWARF OLIVE
	WESTRINGIA FRUTICOSA	COAST ROSEMARY
	FOREGROUND SHRUBS	
	ARTEMESIA 'CANYON GREY'	C.G. ARTEMESIA
	CALLISTEMON 'BETTER JOHN'	BETTER JOHN BOTTLE BRUSH
	CISTUS PURPUREUS	ORCHID ROCK ROSE
	HARDENBERGIA V. 'MEEMA'	MEEMA HARDENBERGIA
	MAHONIA 'SOFT CARESS'	SOFT CARESS MAHONIA
	VERTICAL ACCENT SHRUBS	
	CUPRESSUS S. 'TINY TOWER'	DWARF ITALIAN CYPRESS
	JUNIPERUS S. 'MEDORA'	MEDORA JUNIPER
	NANDINA DOMESTICA	HEAVENLY BAMBOO
	PODOCARPUS M. 'MAKI'	SHRUBBY YEW PINE
	ROSMARINUS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY
	ACCENT SHRUBS	
	ALOE RUDIKOPPE	LITTLE GEM ALOE
	ANIGOZANTHOS 'BUSH RANGER'	RED KANGAROO PAW
	DIETES BICOLOR	FORTNIGHT LILY
	HESPERALOE PARVIFLORA	RED YUCCA
	LOMANDRA LONGIFOLIA 'BREEZE'	BREEZE DWARF MAT RUSH
	SHRUB COVERS	
	LANTANA MONTEVIDENSIS	TRAILING LANTANA
	JUNIPERUS H. 'WILTONII'	BLUE CARPET JUNIPER
	MYOPORUM P. 'PUTAH CREEK'	PUTAH CREEK MYOPORUM
	LAWN SUBSTITUTES	
	ACHILLEA TOMENTOSA	WOOLY YARROW
	CAREX PANSA	CALIFORNIA MEADOW SEDGE
	DYMONDIA MARGARETAE	SILVER CARPET
	DROSANTHEMUM FLORIBUNDUM	ROSEA ICEPLANT
	MULCH	
	ORGANIC WOOD MULCH	RECYCLED WOOD PRODUCTS

Not to Scale



PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
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	CALLISTEMON V. 'SLIM'	SLIM BOTTLEBRUSH
	CERCIDIUM 'DESERT MUSEUM'	D. M. PALO VERDE
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	GLEDITSIA I. 'TRUE SHADE'	TRUE SHADE LOCUST
	LAGERSTROEMIA I. 'SEMINOLE'	CRAPE MYRTLE
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	CUPRESSUS S. 'TINY TOWER'	DWARF ITALIAN CYPRESS
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	ACCENT SHRUBS	
	ALOE RUDIKOPPE	LITTLE GEM ALOE
	ANIGOZANTHOS 'BUSH RANGER'	RED KANGAROO PAW
	DIETES BICOLOR	FORTNIGHT LILY
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	LOMANDRA LONGIFOLIA 'BREEZE'	BREEZE DWARF MAT RUSH
	SHRUB COVERS	
	LANTANA MONTEVIDENSIS	TRAILING LANTANA
	JUNIPERUS H. 'WILTONII'	BLUE CARPET JUNIPER
	MYOPORUM P. 'PUTAH CREEK'	PUTAH CREEK MYOPORUM
	LAWN SUBSTITUTES	
	ACHILLEA TOMENTOSA	WOOLY YARROW
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	DYMONDIA MARGARETAE	SILVER CARPET
	DROSANTHEMUM FLORIBUNDUM	ROSEA ICEPLANT
	MULCH	
	ORGANIC WOOD MULCH	RECYCLED WOOD PRODUCTS

Plans are conceptual and may vary at Final. Final Improvements to be determined by the Park Improvement and Dedication Agreement with the City of Redlands.

Not to Scale

E. Conceptual Architecture

The architectural design and site planning of the homes within the project is important to create the sense of the neo-traditional design of the neighborhoods. Redlands is well known for its eclectic mix of architectural styles and themes, and the Bergamot Specific Plan proposes to create a unique neighborhood and lifestyle experience through the combination of site planning, architecture and open space. Three architectural styles are proposed:

- Santa Barbara
- Coastal
- Farmhouse

Each style is described in greater detail on the following pages.

Santa Barbara

The Santa Barbara architectural style derived from Mediterranean and Spanish-revival architectural styles. Homes are typically characterized by white or light stucco walls with accent colors on doors and shutters. Roofs consist of both hip and gable forms with red ‘s’ tile. Accent features may include arched windows and door surrounds, clay tile vents, iron accents or hardware.

Roof
• 4:12 to 5:12 roof pitch
• 12” to 18” overhang
• Simple hip or gable roof with one intersecting gable roof
• Barrel or ‘S’ shape concrete tiles or similar appearance

Walls
• Stucco

Windows
• Vertical multi-paned windows at front elevations
• Vinyl wrapped windows
• Simple 2x window and door trim -simulated wood or stucco over foam
• Feature recessed arched window(s)

Details
• Arched entry design
• Surface mounted fixtures such as tile vents on front elevations in high visibility public view areas must complement architectural style
• Garage door panels
• Decorative hardware
• Simple simulated wood/foam window and door trim

Coastal

Coastal is a picturesque style derived from the small fishing villages in the Capes of New England. This style reflects a rural, small town character. Roof pitches are relatively steeper and are comprised of hip forms with minimal overhangs. Roofing materials include smooth flat or shake appearance tiles or shingle. Wall cladding consists of stucco with wood (or simulated wood) siding accents. Entries are often accentuated with tapered columns and windows may be enhanced with shutters.

Roof

• 5:12 to 8:12 roof pitch
• 0” to 12” overhang
• Main roof hip with secondary hip or gable roof forms
• Smooth flat or shake appearance concrete tiles or premium grade composition shingle

Walls

- Stucco with light to medium sand finish
- Wood or simulated wood siding accents

Windows

• Vertical multi-paned rectangular windows at front elevations
• Vinyl wrapped windows
• Simple 2x window and door trim - wood or stucco over foam
• Shutters on one or more windows

Details

• Taped porch columns with piers at entry or recessed entry
• Rectangular door with planes appearance or paneled
• Garage door panels
• Decorative hardware
• Simple simulated wood/foam window and door trim

Farmhouse

The American Farmhouse represents the quintessential country home. Designed for practicality, the farmhouse uses simple forms and details that reflect the casual lifestyle and functional elements found on a farm. Roofs are predominantly gabled with smooth flat or shingle appearance. Walls include stucco with horizontal siding accents located within gabled eaves. Entries are accentuated by square columns and windows often include shutters with a wood appearance.

Roof

• 6:12 to 12:12 roof pitch
• 12” overhang
• Main gable with secondary gable and hip roof forms
• Smooth flat or shake appearance concrete tiles or premium grade composition shingle

Walls

- Stucco with light to medium sand finish
- Wood or simulated wood siding accents

Windows

• Vertical multi-paned rectangular windows at front elevations
• Vinyl wrapped windows
• Simple 2x window and door trim - wood or stucco over foam
• Shutters on one or more windows

Details

• Square porch columns or recessed entry
• Rectangular Paneled Door with simple door surrounds
• Garage door panels
• Iron hardware
• Simple simulated wood/foam window and door trim

Each neighborhood will have a distinct product type with four different floor plans and the three different architectural elevations for each floor plan. This combination will provide for a variety of styles creating aesthetic streetscapes and housing choices. Rear and side elevations facing areas viewable to the public streets, trails, parks, and HOA open spaces shall be enhanced with window surrounds similar to those found on the front elevation.

Neighborhood 1

Neighborhood 1 has been designed as a traditional single-family neighborhood consisting 53 dwelling units on 7,200 square foot lot sizes. Exhibit 20 depicts the Conceptual Plotting of Neighborhood 1. Four different floor plans will be provided, consisting of one and two-story homes ranging in size from 2,106 square feet to 3,247 square feet. Neighborhood 1 plans are depicted in Exhibits 21,22,23 and 24.

Neighborhood 2

Neighborhood 2 has been designed as a smaller lot single-family neighborhood consisting of 144 dwelling units, as depicted on Exhibit 25. Four different floor plans will be provided, consisting of two-story homes ranging from 1,926 square feet to 2,300 square feet. Neighborhood 2 plans are depicted in Exhibits 26,27,28 and 29.

Neighborhood 3

Neighborhood 3 has been designed as a “motorcourt” neighborhood consisting of 120 single-family dwelling units as depicted on Exhibit 30. The units will be serviced by an alley system or motorcourt. Four different floor plans will be provided, consisting of two-story homes ranging in size from 1,465 square feet to 2,125 square feet. Neighborhood 3 plans are depicted in Exhibits 31,32,33 and 34.

	Plan No.	Total Homes
	5012	13
	5017	13
	5023	13
	5028	14
	Total	**53**

Enhanced Elevation Required

Not to Scale

N

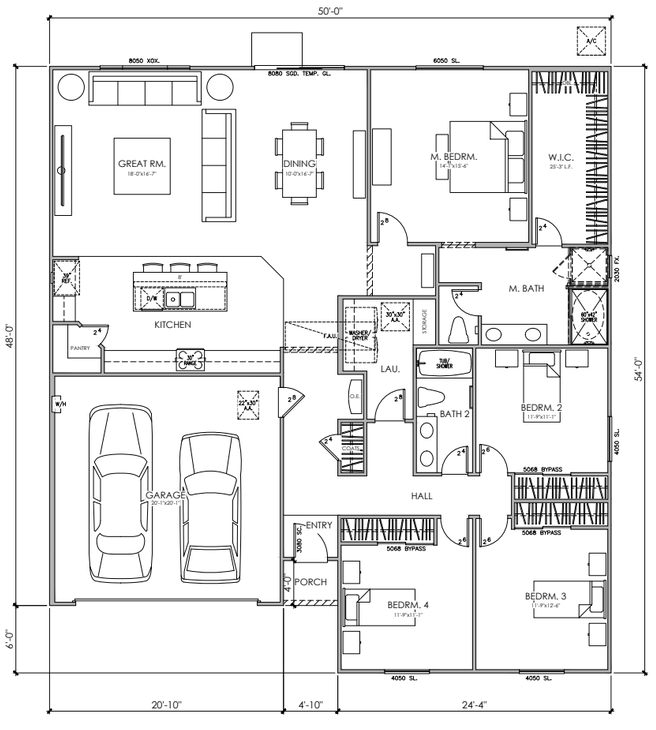
Front Elevation Styles

Santa Barbara

Coastal

Farmhouse

Floor Plan



Plan Summary

2,106 SF
4 Bedroom/2 Bath
Single Story, 2-car Garage

Architecture is Conceptual
Not to Scale

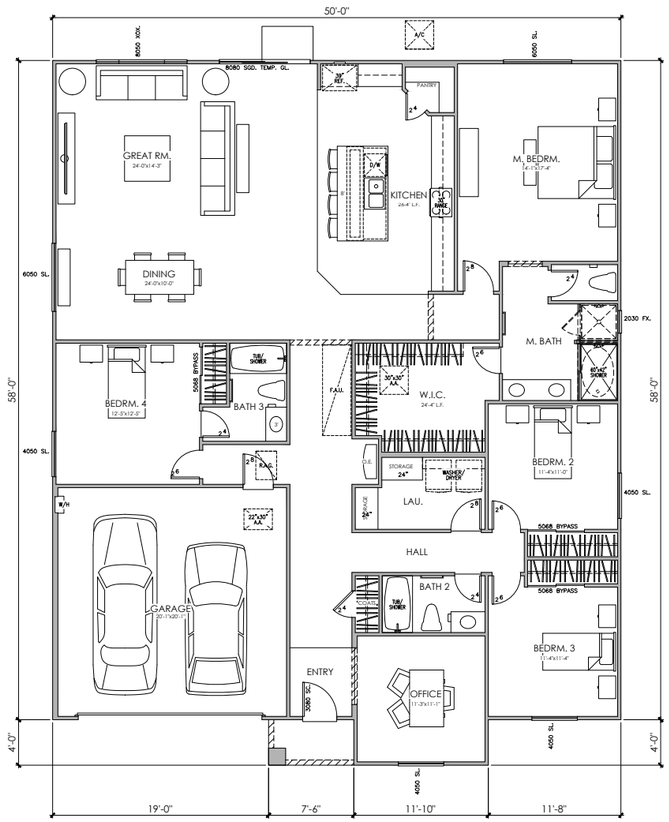
Front Elevation Styles

Santa Barbara

Coastal

Farmhouse

Floor Plan



Plan Summary

2,527 SF
4 Bedroom/3 Bath
Office
Single Story, 2-car Garage

Architecture is Conceptual
Not to Scale

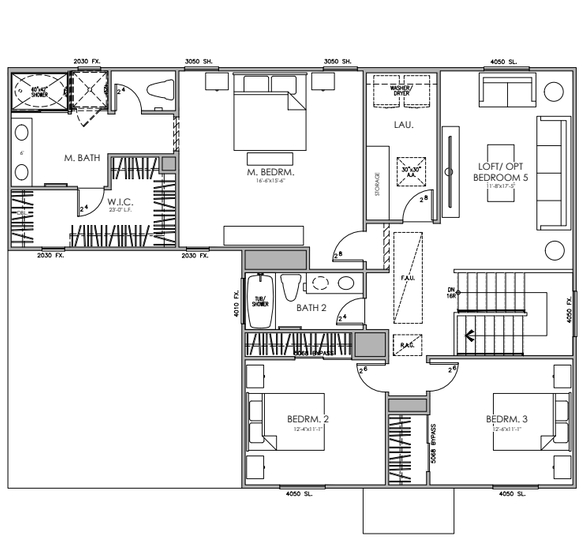
Front Elevation Styles

Santa Barbara

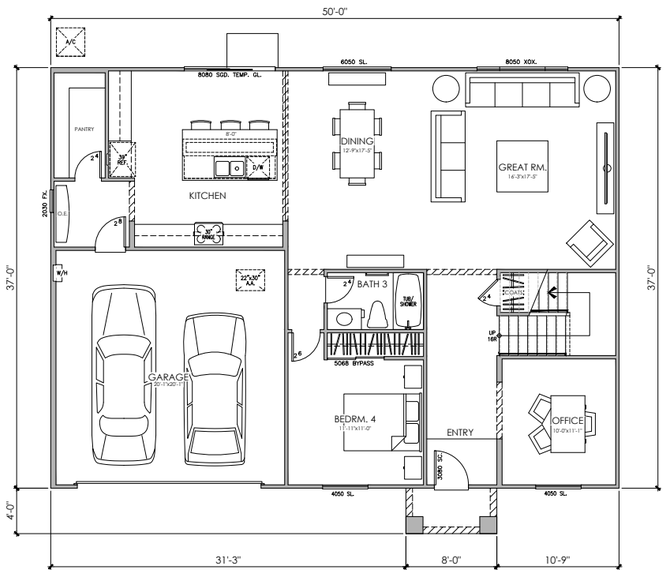
Coastal

Farmhouse

Floor Plan



Second Floor



First Floor

Plan Summary

2,838 SF
4 Bedroom/3 Bath
Flex Space/Loft/Opt. Bedroom 5
Two-Story, 2-car Garage

Architecture is Conceptual
Not to Scale

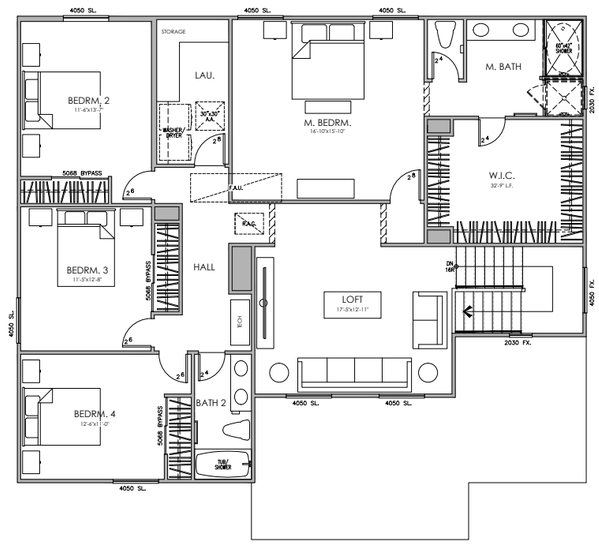
Front Elevation Styles

Santa Barbara

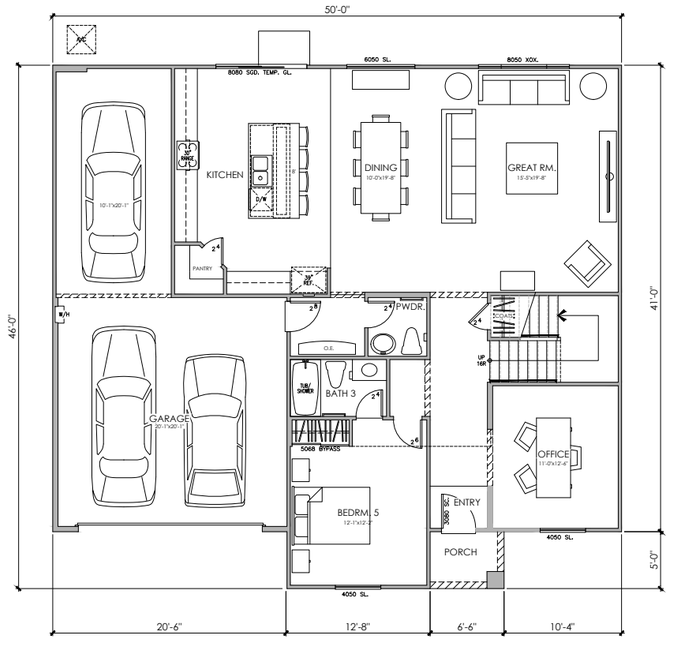
Coastal

Farmhouse

Floor Plan



Second Floor



First Floor

Plan Summary

3,247 SF
5 Bedroom/3.5 Bath
Office/Loft
Single Story, 2-car Garage

Architecture is Conceptual
Not to Scale

	Plan No.	Total Homes
	3622	36
	3623	36
	3625	36
	3627	36
	Total	**144**

Enhanced Elevation Required

Not to Scale

N

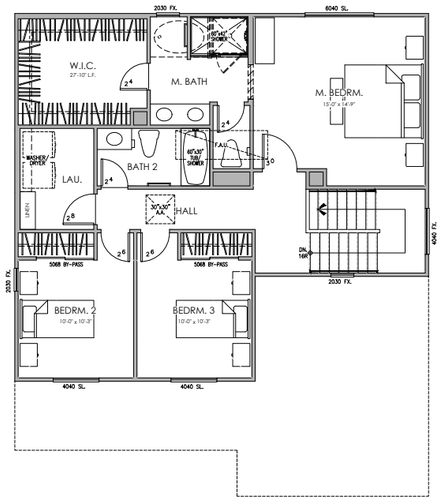
Front Elevation Styles

Santa Barbara

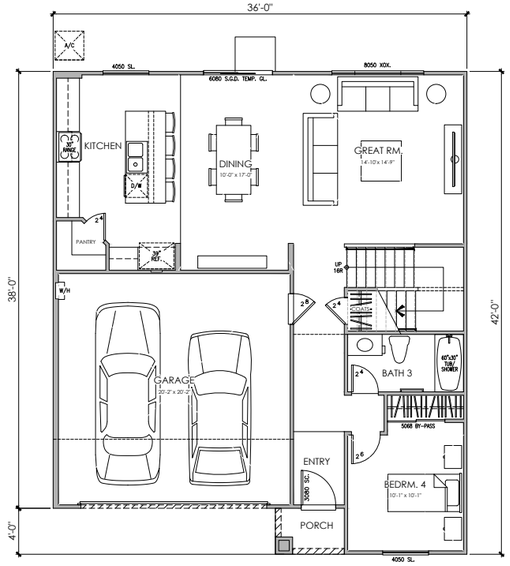
Coastal

Farmhouse

Floor Plan



Second Floor



First Floor

Plan Summary

1,926 SF
4 Bedroom/3 Bath
Two Story, 2-car Garage

Architecture is Conceptual
Not to Scale

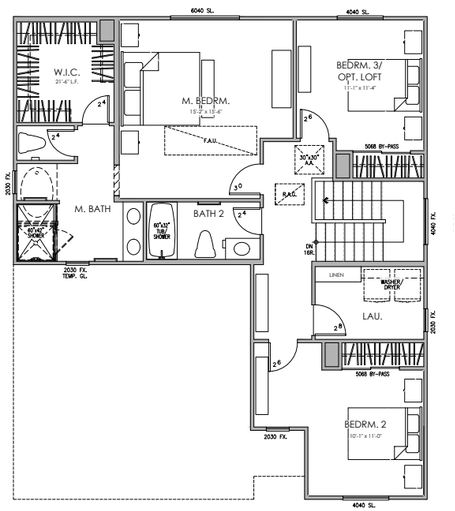
Front Elevation Styles

Santa Barbara

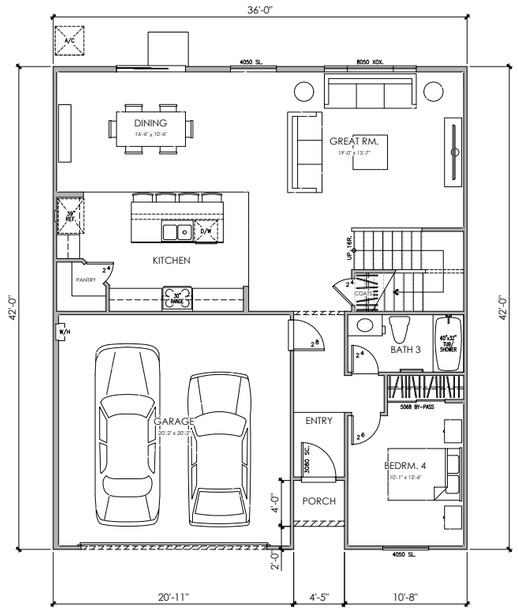
Coastal

Farmhouse

Floor Plan



Second Floor



First Floor

Plan Summary

2,058 SF
4 Bedroom/3 Bath
Optional Loft
Two Story, 2-car Garage

Architecture is Conceptual
Not to Scale

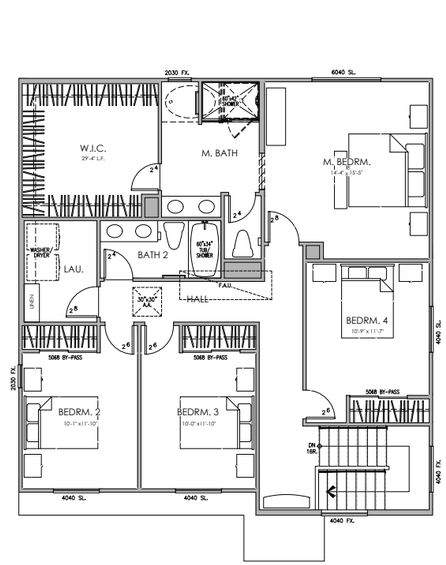
Front Elevation Styles

Santa Barbara

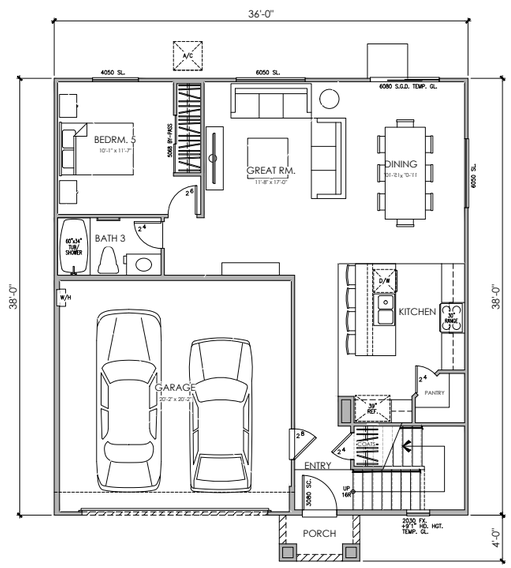
Coastal

Farmhouse

Floor Plan



Second Floor



First Floor

Plan Summary

2,197 SF
5 Bedroom/3 Bath
Two-Story, 2-car Garage

Architecture is Conceptual
Not to Scale

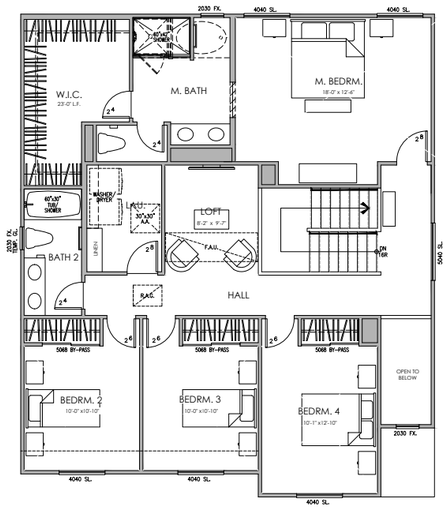
Front Elevation Styles

Santa Barbara

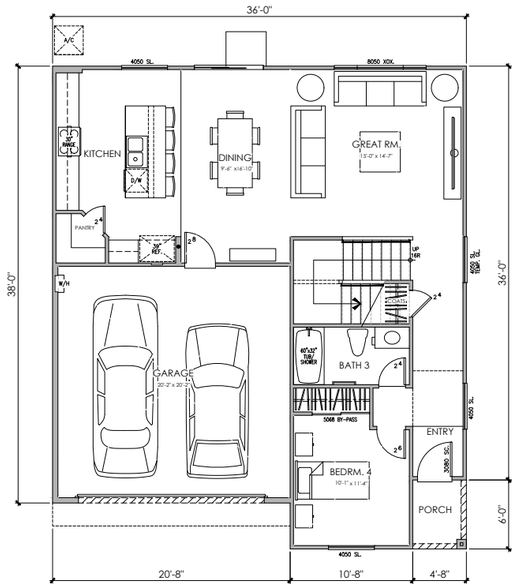
Coastal

Farmhouse

Floor Plan



Second Floor



First Floor

Plan Summary

2,300 SF
5 Bedroom/3 Bath
Two Story, 2-car Garage

Architecture is Conceptual
Not to Scale

	Plan No.	Total Homes
	3060	40
	3422	40
	3424	20
	3825	20
	Total	**120**

Enhanced Elevation Required

Not to Scale

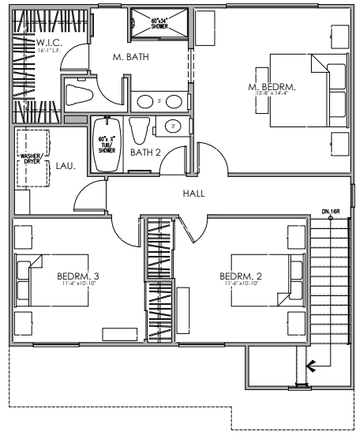
MotorCourt Elevation Styles

Santa Barbara

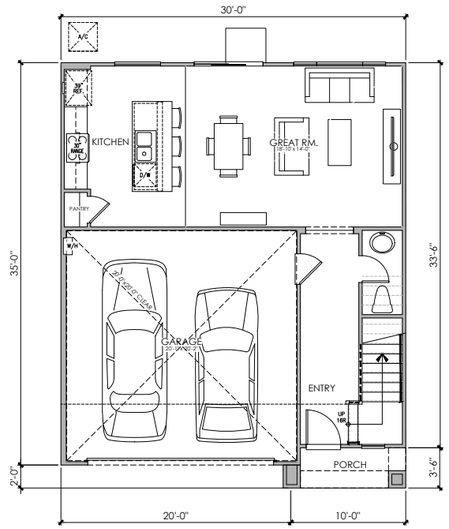
Coastal

Farmhouse

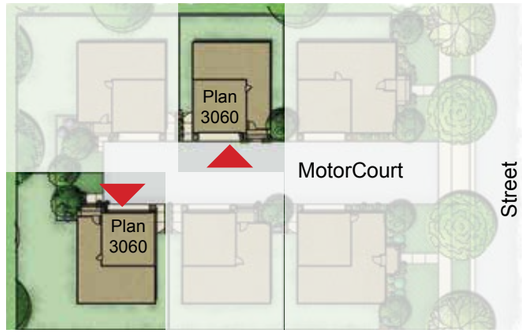
Floor Plan



Second Floor



First Floor



Typical Cluster

Not to Scale

Plan Summary

1,465 SF
3 Bedroom/2.5 Bath
Two Story, 2-car Garage

Architecture is Conceptual
Not to Scale

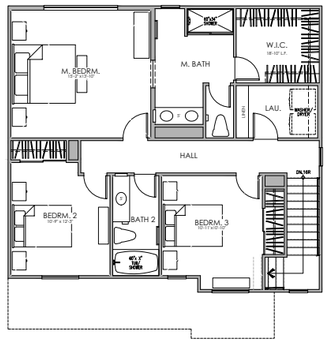
MotorCourt Elevation Styles

Santa Barbara

Coastal

Farmhouse

Floor Plan



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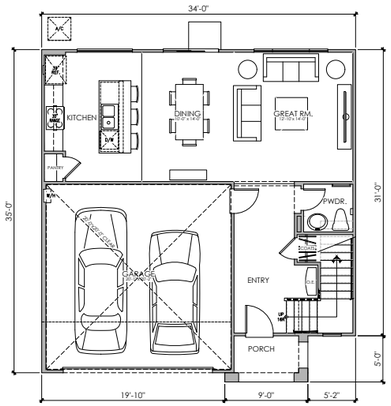

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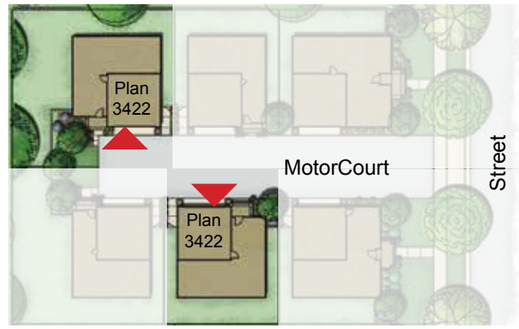


Typical Cluster

Not to Scale

Plan Summary

1,684 SF
3 Bedroom/2.5 Bath
Two Story, 2-car Garage

Architecture is Conceptual
Not to Scale

Street Elevation Styles

Santa Barbara

Coastal

Farmhouse

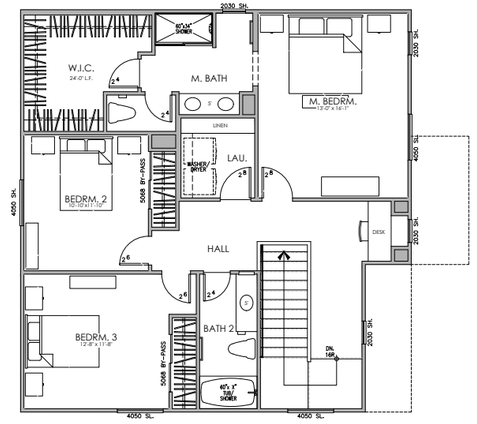
MotorCourt Elevation Styles

Santa Barbara

Coastal

Farmhouse

Floor Plan



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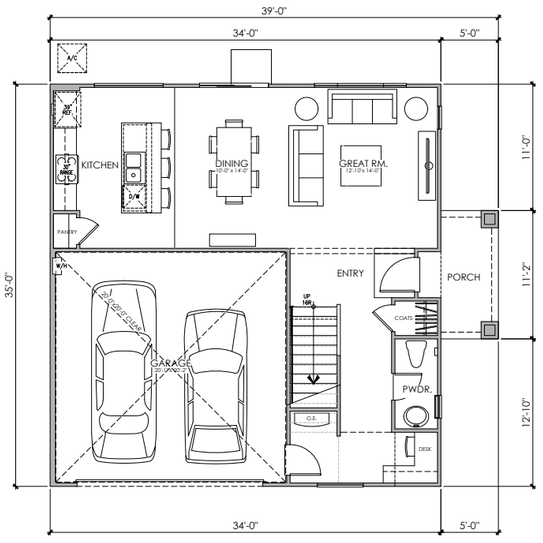

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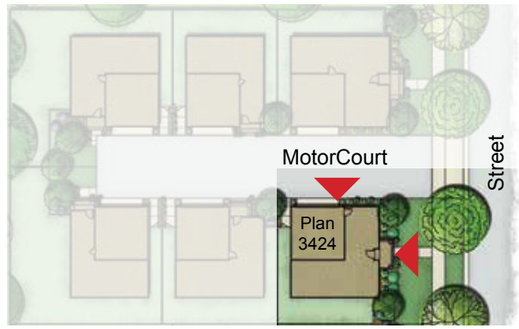


Typical Cluster

Not to Scale

Plan Summary

1,815 SF
3 Bedroom/2.5 Bath
Two-Story, 2-car Garage

Architecture is Conceptual
Not to Scale

Street Elevation Styles

Santa Barbara

Coastal

Farmhouse

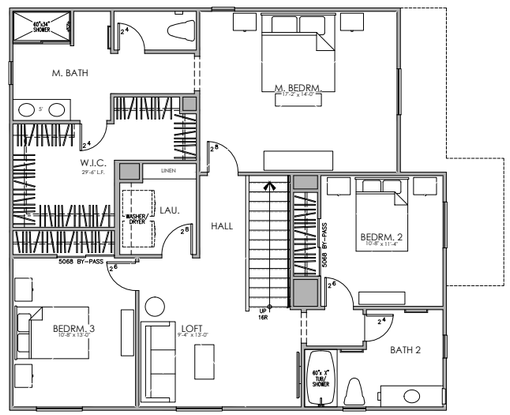
MotorCourt Elevation Styles

Santa Barbara

Coastal

Farmhouse

Floor Plan



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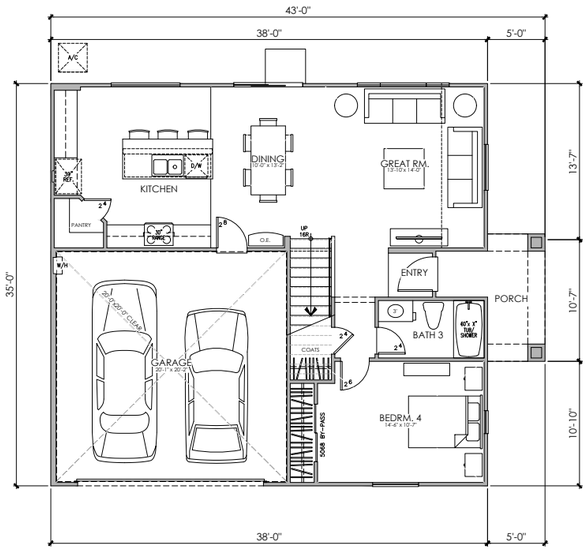

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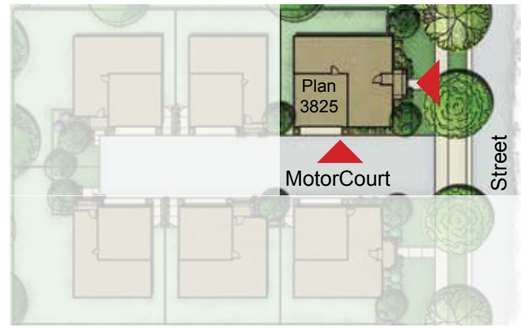


Typical Cluster

Not to Scale

Plan Summary

2,125 SF
4 Bedroom/3 Bath
Two Story, 2-car Garage

Architecture is Conceptual
Not to Scale

SECTION 3. DEVELOPMENT STANDARDS

The Development Standards for Specific Plan No. 64 have been designed to ensure the proper and orderly development of the project site into a unique neo-traditional master planned community. These development standards shall apply to all land and buildings within the project boundaries.

A. Neighborhood 1

1. Permitted Uses – The principal permitted use in Neighborhood 1 is single family residential
2. Accessory Uses – Accessory uses listed in Section 18.40.040 of the Redlands Municipal Code are permitted.
3. Property Development Standards
   a. Minimum Lot Area – The minimum lot area shall be seventy-two hundred square feet (7200).
   b. Minimum lot dimensions – The minimum lot width shall be sixty (60) feet; the minimum lot depth shall be one hundred (100) feet.
   c. Maximum coverage by structures – The maximum coverage by structures shall be fifty (50%) percent of the lot area.
   d. Maximum building height – The maximum building height shall be two stories or thirty-five (35) feet.
   e. Building setbacks:
      - Front yard – Each lot shall have a front yard extending for the full width of the lot of twenty-five (25) feet.
      - Side yard – Each lot shall have a side yard of not less than five (5) feet; for corner lots, the side yard shall be not less than ten (10) feet.
      - Rear yard – Each lot shall have a rear yard of not less than fifteen (15) feet.

B. Neighborhood 2

1. Permitted Uses – The principal permitted use in Neighborhood 2 is single family residential.
2. Accessory Uses – Accessory uses listed in Section 18.40.040 of the Redlands Municipal Code are permitted.
3. Property Development Standards
   a. Minimum lot area – The minimum lot area shall be thirty-five hundred (3500) square feet.
   b. Minimum lot dimensions – The minimum lot width shall be forty-five (45) feet; the minimum lot depth shall be seventy-five (75) feet.

c. Maximum coverage by structures – The maximum coverage by structures shall be seventy-five (75) percent of the lot area.
d. Maximum building height – The maximum building height shall be two stories or thirty-five (35) feet.
e. Building setbacks:
    - Front yard – Each lot shall have a front yard extending for the full width of the lot of eighteen (18) feet.
    - Side yard – Each lot shall have a side yard of not less than five (5) feet; for corner lots, the minimum side yard shall be ten (10) feet.
    - Rear yard – Each lot shall have a rear yard of not less than five (5) feet.

C. Neighborhood 3

1. Permitted Uses – The principal permitted use in Neighborhood 3 is single family residential.
2. Accessory Uses – Accessory uses listed in Section 18.40.040 of the Redlands Municipal Code are permitted.
3. Property Development Standards
    a. Minimum lot area - The minimum lot area shall be one thousand nine hundred (1900) square feet.
    b. Minimum lot dimensions – The minimum lot width shall be forty (40) feet; the minimum lot depth shall be forty-eight (48) feet.
    c. Maximum coverage by structures – The maximum coverage by structures shall be eighty (80) percent of the lot area.
    d. Maximum building height – The maximum building height shall be two stories or thirty-five (35) feet.
    e. Building setbacks:
        - Front yard – Each lot shall have a front yard of ten (10) feet adjacent to a public street.
        - Side yard – Each lot shall have a minimum side yard of five (5) feet;
        - Rear yard – Each lot shall have a minimum rear yard of five (5) feet.
        - Motorcourt – Each lot shall have a minimum motorcourt setback of three (3) feet.

SECTION 4. PROCEDURAL IMPLEMENTATION

A. Specific Plan

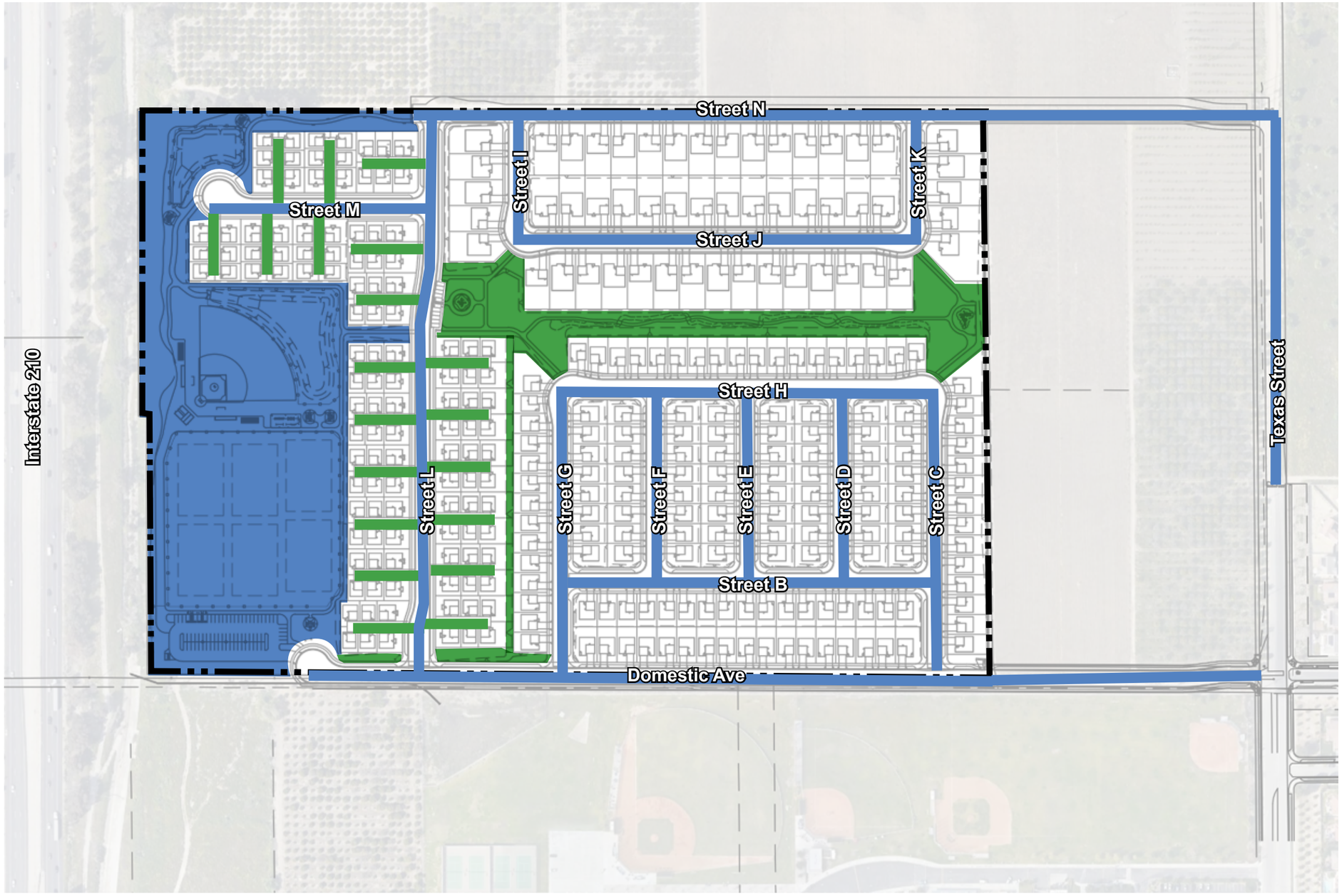
Specific Plan No. 64 has been prepared and processed pursuant to the Specific Plan guidelines of the City of Redlands. An amendment to the adopted Specific Plan shall require the same procedures as the adoption.

B. In conjunction with the processing of the Specific Plan, Tentative Tract Map No. 20336 has been prepared as the primary implementation tool for the project. Tentative Tract Map No. 20336 sets forth the lot configuration, street design, easements and overall site planning for the project. Following approval of the Tentative Tract Map, the applicant shall prepare the Final Tract Map and accompanying civil engineering plans for final approval by the City. The Tentative and Final Tract Map are being processed in conformance with Chapter 17 of the Redlands Municipal Code, Subdivision Ordinance.

C. A Commission Review and Approval (CRA) will be filed in conjunction with Specific Plan No. 64 and Tentative Tract Map No. 20336. The CRA is utilized by the City of Redlands as a land use permit that authorizes the construction of a new building for a permitted use. Specific criteria for a CRA are listed in Chapter 18.12 of the Redlands Municipal Code. The application for the construction of the single family residences shall be reviewed by the Planning Commission and shall include preliminary site plans, architectural elevations and floor plans, types of materials and colors to be utilized, locations and types of walls and fences, and a conceptual landscape plan (including types and sizes of plants).

D. Phasing and Maintenance – The Bergamot project will provide three distinct neighborhoods all of which will be developed during the initial phase of development. Therefore, all grading, infrastructure, and home construction will be provided during one phase of construction. Individual home construction will proceed as project sales and absorption continues through to project completion.

Exhibit 35 depicts the Ownership and Maintenance responsibility for the project. A series of public streets and parks and open space will be dedicated to the City of Redlands and city maintained, while the motorcourt streets and paseo/pocket parks will be maintained by a Homeowner’s Association.



Legend

- Specific Plan Area Boundary
- HOA
- Public Parks and Trails (City of Redlands)
- Public Street (City of Redlands)

Not to Scale

N

BERGAMOT SPECIFIC PLAN NO. 64
AMENDMENT NO. 1

CITY OF REDLANDS, CALIFORNIA

November 2023

BERGAMOT
A Master Planned Residential Community
in the City of Redlands

Applicant
MLC HOLDINGS, INC.
5 Peters Canyon Road, Suite 310
Irvine, CA 92606
(949) 372-3309

LIST OF CONSULTANTS

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(909) 798-4446

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(949) 968-5815

Landscape Architecture

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(714) 545-2898

Architecture

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PREFACE

Specific Plan No. 64, Amendment No.1, has been written and prepared to serve as a planning tool for the City of Redlands to review an additional neighborhood to a master-planned residential community previously approved by the City of Redlands, Bergamot. This Amendment No. 1 to Specific Plan No. 64 has been prepared according to accepted professional principles fulfilling the criteria of the City of Redlands. In the preparation of the Specific Plan Amendment, a commitment has been made to produce a unique residential community integrated with abundant open space and amenities. MLC Holdings, Inc. has assembled a team of architects, landscape architects, civil engineers, and city planners, which have striven to produce a master-planned residential community incorporating workforce housing under motor court design of single-family homes.

SECTION 1. INTRODUCTION AND BACKGROUND

A. Introduction

1. Purpose and Intent

The Bergamot Specific Plan No. 64, Amendment 1, is intended to provide the framework and property guidelines for the design and development of a new and additional phase of the Bergamot master-planned residential community in conformance with the goals and objectives of the City of Redlands General Plan. Amendment No. 1 to Specific Plan No. 64 has been written and prepared to focus upon design solutions, regulations, and development standards specifically tailored to the project site while ensuring a commitment to the ordinances of the City of Redlands in both spirit and intent. The Specific Plan and this amendment intend to develop a residential master plan in such a manner to produce a cohesive, unified development sensitive to the project site and surrounding area through the integration of special buffer treatments, architectural theming, placement of structures, and the integration of passive and active open space and recreational uses. The incorporation of the design guidelines and development standards contained in the Specific Plan also apply to this amendment and will provide the City of Redlands with a desirable residential neighborhood with abundant amenities and housing opportunities.

Specific Plan No. 64 was approved by the City of Redlands City Council on October 5, 2021. Amendment No. 1 to Specific Plan 64 is intended to be consistent with the guidelines as established by the State of California, as implemented by the City of Redlands. The Specific Plan and this amendment include text and exhibits which specify the following in detail:

- The distribution, location, and extent of the uses of the land, including open space, within the area covered by the Specific Plan.

- The proposed distribution, location, and extent and intensity of major components of public or private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities to be located within the area covered by the plan and needed to support the land uses described in the plan.

- Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.

- A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the project.

- The Specific Plan shall include a statement of the relationship of the Specific Plan to the General Plan.

2. Project Background

The subject property is currently located within an area commonly referred to as the East Valley Corridor. During the 1980s, a joint planning effort was conducted by the County of San Bernardino, the City of Loma Linda, and the City of Redlands to provide a well-planned community consisting of approximately 4300 acres. The objective of the plan was to create an environment that would attract major businesses to the area in order to provide a job base for the East Valley of San Bernardino County and strengthen the local economy while ensuring high-quality development through land use design guidelines and standards. The result of this planning effort culminated in the adoption of the East Valley Corridor Specific Plan (EVCSP) by the City of Redlands in January 1989.

The subject property and the surrounding area were designated Science Research Park by the EVCSP. The Science Research Park land use district was intended to create, preserve, and enhance areas for science, medical, and research and development uses seeking a special working environment with prestige value. The district was intended to provide for the grouping of high technology industries and supportive business, professional, very light manufacturing, assembly, and accessory retail services having related and compatible functions.

During the preparation of the City of Redlands General Plan 2035, the subject property and surrounding areas were reviewed in relation to surrounding land uses, particularly the existence of the Citrus Valley High School to the immediate south. As a result, the final adoption of the General Plan 2035 modified the Bergamot property from Light Industrial to Low Density Residential, allowing up to 6 dwelling units per acre. Specific Plan No. 64 is consistent with the General Plan 2035 land use designation for the subject property.

Amendment No. 1 to Specific Plan 64 expands the Bergamot project boundaries by adding approximately 14.6 acres to the south connecting to Pioneer Avenue. It is intended that many of the features contained in the Bergamot project will be implemented in the Amendment No. 1 area, including motor court housing with similar architecture and landscape features as well as a new linear park and trail adjacent to the 1-210 Freeway and additional pocket parks.

B. Project Setting

1. Project Location

Specific Plan No. 64, Amendment No. 1 encompasses approximately 14.6 acres generally bounded by Domestic Avenue on the north, the 1-210 Freeway to the west, and Pioneer Street on the south. The project site also abuts the Citrus Valley High School on the east. Exhibit 1 depicts the Specific Plan Amendment's location, including its relationship to the Original Specific Plan Area No. 64.

Exhibit 2 illustrates the projects boundaries and existing conditions. The site is relatively flat, having a gentle slope (2%) from east to west. The site has been mostly actively farmed with citrus for many years, while the only physical improvements have been irrigation systems.

2. Legal Description

The land referred to herein is situated in the City of Redlands, County of San Bernardino, State of California, and is described as a portion of the Davenport's Subdivision, Section 16, Township 1 South, Range 3 West, recorded on February 26, 1901 in Book 13 of Maps, Page 42, in the office of the Recorder of said County.

The land consists of the following Assessor's Parcels:

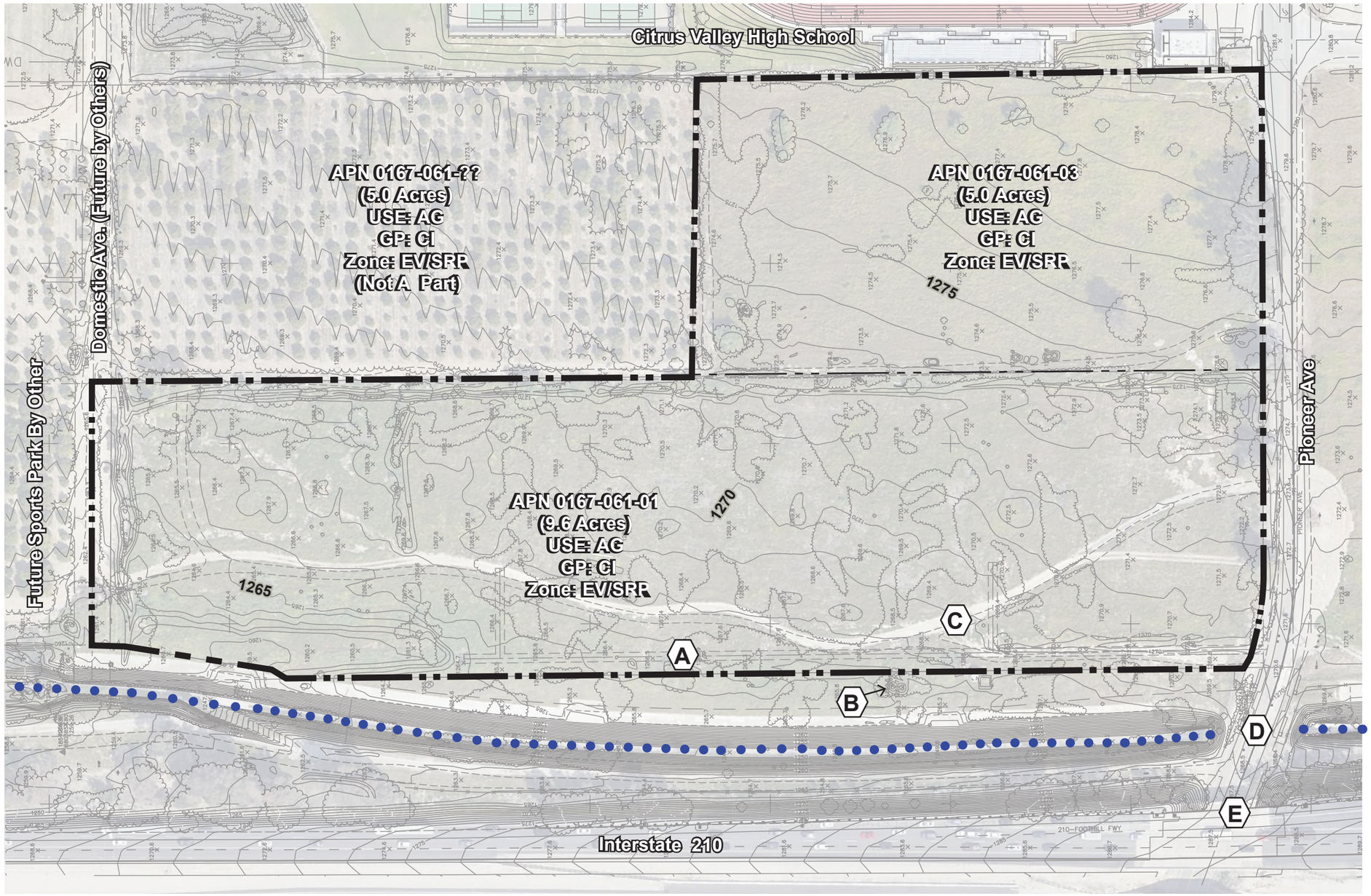
APN 0167-061-01	9.61 Acres Net/Gross
APN 0167-061-03	4.75 Acres Net (5.0 Acres Gross)

Not to Scale N

Bergamot Specific Plan No. 64, Amendment No. 1

November 2023

Exhibit 1: Project Location



Legend

- Specific Plan Amendment Area Boundary (14.6 Gross Acres)
- Property Line
- 1295 — Contour and Elevation
- Existing Drainage Channel
- AG — Agricultural Uses (Predominantly Citrus Orchards or Fallow Fields)
- APN — Assessor Parcel Number
- GP — General Plan Designation
- CI — Commercial Industrial
- EV/SRP — East Valley Corridor Specific Plan - Science Research Park
- A — 10’ Southern California Edison Easement and Overhead Lines to Well
- B — Existing City Well
- C — Dirt Road (Entire Property includes a temporary blanket right-of-way easement for public access)
- D — Channel Crossing
- E — Freeway Underpass

Not to Scale N

3. Project Description

The concept of Specific Plan No. 64, Amendment No. 1, is to provide the planning framework which will guide the future development of the project site in a manner that responds to the unique characteristics of the site, fosters a sense of community and neighborhood, and responds to the residential market conditions of the City of Redlands. The master-planned residential development envisioned by this specific plan amendment will complement the approved Bergamot project to the north and will provide additional housing opportunities, a much-desired secondary access to this portion of the City of Redlands, and will integrate an abundant amount of passive and active open space to the character of the area.

The Specific Plan Amendment has been prepared in the spirit and intent of the City's Planned Residential Development Regulations (PRD). The PRD is defined as a development located on a site approved as a subdivision, to be constructed by a person or corporate body, involving a variety of residential structure types, planned as a total entity and, therefore, subject to approval, development and regulation as one land use complex. The purpose of the PRD provisions is to provide for greater flexibility in the design of residential developments and the promotion of a more efficient, aesthetically pleasing and desirable use of land.

An Illustrative Site Plan is depicted in Exhibit 3, representing a conceptual depiction of the development as proposed within this Specific Plan Amendment.

The intent of the Amendment is to expand the Bergamot motor court housing southerly into the project site utilizing the same design and architectural features. This motor court housing, referred to as Neighborhood 4, will consist of 117 homes integrated with active and passive open space. An additional 2.2 acres of linear park and 1.07 acres of private open space is proposed. The 3.29 acres of open space represents 22.8% of the project site.

Buffer

- Additional private yard space provides buffer between Citrus Valley High School bleachers and new homes

Pocket Park/EVAE

- Provides future emergency vehicle access to support future development and walkability to the north
- Turf and landscaping create an informal, comfortable gathering space
- Pet waste station and trash receptacle

Common Open Space

- Private pocket park to include amenities such as a bocce ball court, benches, and an open turf area

Future Parking Lot (NAP)

- Future Parking Lot associated with the Sports Park; Approved as part of the Bergamot Project to the Noryh (Not a part of this project)

Trail Connection

- Trail Connection extend Santa Ana Trail and provides access to Sports Park

Public Street

- 64-foot ROW; 40-foot curb-to-curb
- Parking on both sides
- Parkway, street trees, and sidewalk on both sides

Linear Park

- Provides buffer from freeway
- Includes the extension of the Santa Ana Trail and a staging area
- Incorporates benches, pet waste station, shade trees and other landscaping

Typical Motor Court Cluster

- Homes are organized around a shared motor court to reduce garages facing the public street
- Front doors face public street for enhanced street scene
- Each home has private rear yard

Paseo/Greenway

- Promotes walkabiity
- Breaks up street scene along Pioneer Avenue
- Expanded greenway along Pioneer Avenue

Not to Scale N

C. Project Goals and Objectives

The concept of the Bergamot Specific Plan and Amendment No. 1 is to provide a framework which will guide the future development of the project site in a manner which responds to the unique characteristics of the site and fosters a sense of community identity. In order to ensure the creation of a superior residential community sensitive to the needs of the Redlands community, the following goals and objectives have been incorporated:

- The creation of an enriched residential community taking advantage of the characteristics of the project site.

- To establish an aesthetically appealing northern approach into the City of Redlands along the 1-210 Freeway through attractive site planning techniques, architectural design, and incorporating an abundant amount of visible open space.

- To foster a sense of community and pride within the residential neighborhoods comprising the project site.

- To ensure the compatibility with surrounding land uses and residential neighborhoods through utilization of landscaping and buffer treatments as well sensitive site planning techniques.

- To locate initial phases of development in coordination with the extension of public services and infrastructure.

- To provide a circulation system to conveniently serve the needs of the development.

- To create a significant amount of usable open space throughout the project, including opportunities to service not only the future residents but the Redlands community as well.

D. General Notes

The following general notes shall apply to all land contained within the Specific Plan boundaries.

1. Any details or issues not specifically addressed by this Specific Plan shall be subject to the regulations of the City of Redlands. Definition of terms shall also be as defined in the codes of the City of Redlands.

2. Water service shall be provided by the City of Redlands.

3. Sewer service shall be provided by the City of Redlands.

4. Electrical power will be provided by the Southern California Edison Company.

5. Natural Gas service will be provided by the Southern California Gas Company.

6. Telephone service will be provided by Verizon.

7. Solid waste disposal will be provided by the City of Redlands.

SECTION 2. MASTER PLANS

A. Land Use

The Bergamot Specific Plan No. 64, Amendment No.1 (Specific Plan) encompasses approximately 14.4 net acres accommodating the development of additional motor court single-family homes as provided in the Bergamot master-planned residential community. The General Plan designation of the property will be changed from Light Industrial to Medium Density Residential, permitting 8-15 dwelling units per acre. The Specific Plan Amendment has envisioned a somewhat lower density, 117 dwelling units on 14.6 units, for a density of 8.1 dwelling units per acre.

The Land Use Plan is depicted in Exhibit 4.

The provision of open space and parkland throughout the project site is integral to the design of the Bergamot community. A City of Redlands public park is planned for the area just north of the subject property in the westerly portion of the Bergamot site with access from Domestic Avenue. This Park will consist of approximately 11.74 acres and will provide active recreational uses with both baseball/softball fields and soccer fields. Included in the public park will be a parking lot, picnic areas, and other amenities. The intent of this amendment to the Bergamot Specific Plan is to provide a linear park that allows for the extenion of Santa Ana River Trail adjacent to the 1-210 Freeway, provide an enhanced landscape buffer along the freeway to separate the housing from the freeway right-of-way, and to provide recreational amenities and a trail staging area along this larger paseo. The linear park shall be publicly accessible.

Land Use	Total Area (Acres)	Total Homes (DU)	Density (DU/AC)
OS	3.01	0	N/A
N-4	11.44	117	4.3
Total	**14.4***	**117**	**8.1**

* Excludes Pioneer Avenue dedication (14.6 Gross)

Not to Scale N

B. Circulation Plan

The Circulation Plan is depicted in Exhibit 5, illustrating the vehicular circulation for the subject property. The primary access points to the project site will be from Pioneer Avenue to the north and Domestic Avenue to the south. The public street connection between the Bergamot project site along Domestic Avenue southerly to Pioneer Avenue is of utmost importance to the City's circulation system, particularly as it relates to secondary access and relief from the traffic congestion experienced at the Citrus Valley High School. The system of local private streets within the amendment area is designed to allow for connectivity while providing passive traffic calming by minimizing long straightaways and requiring drivers to slow down to make turns. These streets will also provide vehicular access into the motor court neighborhood. The Typical Street Sections are depicted on Exhibit 6, and described as follows:

- Pioneer Avenue - Pioneer Avenue will provide the primary vehicular access into the project site. Pioneer Avenue is currently improved with two travel lanes. Pioneer Avenue is designate a Collector Street on the Redlands General Plan with a sixty-four (64) foot right-of-way and a 40- foot street section from curb to curb. Pioneer Avenue will be fully improved on the north side with paving, curb and gutter and sidewalks.

- Domestic Avenue - Domestic Avenue is designated as a Residential Collector on the General Plan, having a sixty-foot (64) right-of-way. Domestic Avenue is currently dedicated with a forty-foot (40) right-of way and unimproved. Domestic Avenue will be fully dedicated and improved from Texas Street to the public park with curb and gutters, sidewalks and pavement.

- Interior Public Streets - The interior streets servicing the various neighborhoods are planned as Residential-Collector streets having a sixty-four foot (64) right-of-way and a forty (40) foot curb to curb section. The interior streets will be dedicated and fully improved with curb and gutters, sidewalks and pavement.

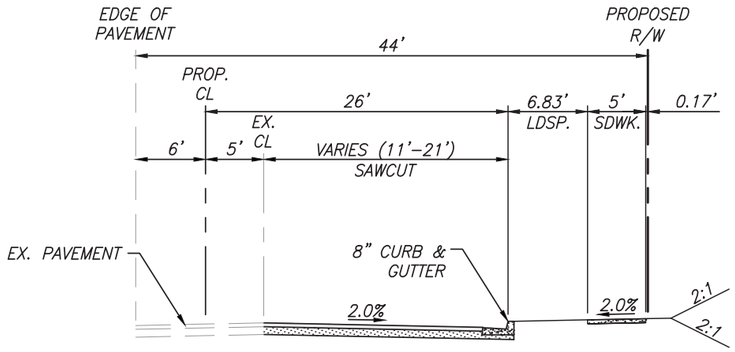
- Motor Court - A private "motor court" will be developed to provide access into the motor court homes within Neighborhood 4. The motor court will be developed as an alley with a pavement width of twenty-four (24) feet.

In addition to the vehicular circulation, a series of pathways/trails will be developed to provide pedestrian access to the parks and open space located throughout the neighborhoods, including the Santa Ana River Trail which will be located on the westerly portion of the project through the linear park.

Legend

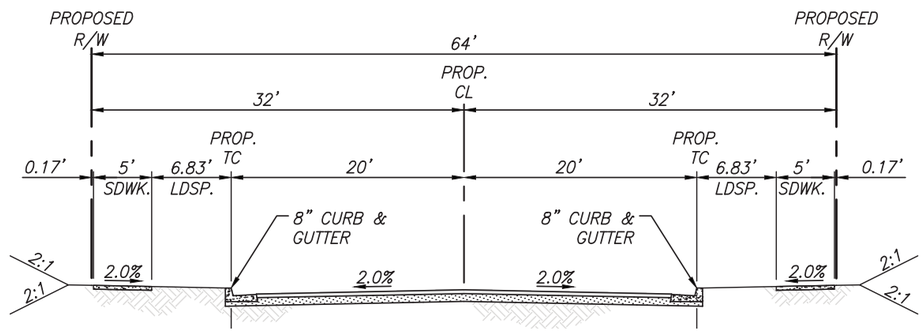
- Specific Plan Area Boundary
- Public Collector (Half Street)
- Public Collector - Residential 62-foot right-of-way
- Public Collector - Residential 64-foot right-of-way
- Public Local Road, 60-foot right-of-way
- Private Motorcourt
- Publicly Accessible Trail and Ex.Well Access Road

Not to Scale N



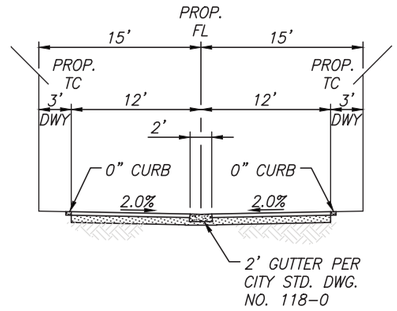
Public Collector (Half Street)

Pioneer Avenue
Not to Scale



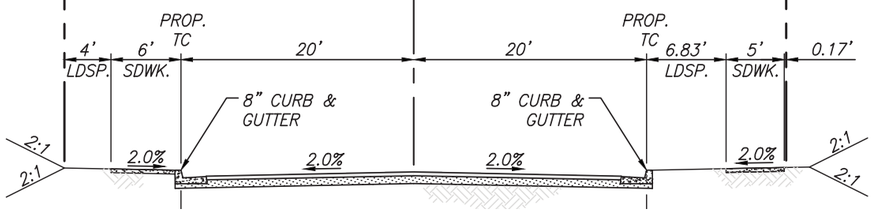
Public Collector - Residential

64-foot Right-of-Way
Portion of Street A, Street B
Not to Scale



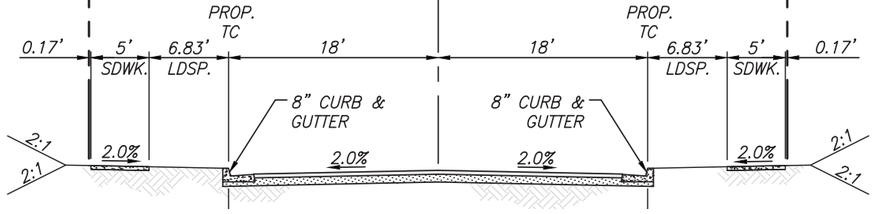
Typical Motorcourt

Private Shared Driveway
Not to Scale



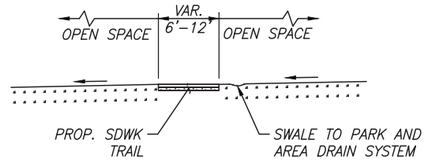
Public Collector - Residential

62-foot Right-of-Way
Domestic Avenue
Not to Scale



Local - Residential

60-foot Right-of-Way
Portion of Street A
Not to Scale



Public Trail

Not to Scale

General Note for all Street Cross Sections:
All utility lines under 66Kw shall be undergrounded

C. Infrastructure Plans

The Infrastructure Plans designate the location and size of sewer, water and storm drain lines throughout the project Private utility lines, including natural gas, electricity, telephone and cable are locally available and are not shown on the plan. The public sewer, water, and storm drain systems will be designed and installed in accordance with plans reviewed and approved by the City of Redlands.

The City of Redlands has established development impact fees that are required to be paid in order to off-set the impact of development upon the City's sewer, water, and storm drain system. The payment of these fees is considered to be adequate mitigation for both the direct and cumulative impact of the project's impact on the City's systems.

1. Water

An existing 12-inch water main is located within Pioneer Avenue. A series of twelve (12) and eight (8) inch water mains will be constructed within future public streets to provide domestic water service to the project site, looping and connecting with the water main in Domestic Avenue. The domestic water system will be designed and installed pursuant to City of Redlands standards. The Conceptual Domestic Water Plan is depicted on Exhibit 7a.

An eight (8) inch recycled water main will connect to the existing recycled water main within Domestic Avenue. The proposed water main will loop through the project site and connect with a proposed eight (8) inch recycled water main in Pioneer Avenue. The Conceptual Recycled Water Plan is depicted on Exhibit 7b.

2. Sewer

An existing 18-inch truck sewer line is located in Domestic Avenue adjacent to the project site. This trunk sewer line conveys wastewater westerly under the 1-210 Freeway to the City of Redlands' Wastewater Treatment Facility. Within the project site, a series of eight (8) inch sewer lines will be constructed within the public streets looping through the various neighborhoods. The sewer system will be designed and installed pursuant to City of Redlands standards. The Conceptual Sanitary Sewer Plan is depicted in Exhibit 8.

3. Storm Drainage

The Conceptual Drainage Plan is depicted in Exhibit 9. Currently, the project site is unimproved and creates no significant storm water flows. The project's existing runoff flows northerly and westerly via sheet flow, eventually flowing into the existing drainage channel to the west within the CalTrans right-of-way. Existing drainage patterns will be modified to conduct storm water appropriately.

All lots will be graded to allow runoff to drain towards a designated street or area drain, leading to the proposed storm drain infrastructure. Appropriately sized grate inlets, curb and gutters and storm drain pipes will be utilized to collect the runoff and direct it to the infiltration basin located adjacent to the linear park. In addition, runoff from the park will be conveyed to the basin.

Legend

- Specific Plan Area Boundary
- Existing Domestic Water Main
- Proposed 12-Inch Domestic Water Main
- Proposed 8-Inch Domestic Water Main
- Prposed 6-inch Domestic Water Main
- Existing off-site Well to be Protected in Place

Not to Scale N

Legend

- Specific Plan Area Boundary
- Existing Recycled Water Main
- Proposed 8-Inch Recycled Water Main
- Proposed Off-site 8-Inch Recycled Water Main

Existing Recycled Water Main

Proposed 8-inch

Domestic Ave

Pioneer Ave

Street A

Street B

Santa Ana River Trail

LOT A

LOT B

LOT C

LOT D

LOT E

LOT F

LOT H

LOT I

Not to Scale

N

Legend

- Specific Plan Area Boundary
- Existing 18-inch Sewer Main
- Proposed 10-Inch Sewer Main
- Proposed 6-inch Alley Lateral

Not to Scale N

Legend

- Specific Plan Area Boundary
- Proposed 24-Inch Storm Drain
- Proposed Basin
- Proposed Outfall

Not to Scale N

D. Conceptual Landscape Plan

The Conceptual Landscape Plan is illustrated in Exhibit 10. The landscape and open space treatment for the project is consistent with the design theme of the Bergamot project and complements the overall beauty and neighborhood enjoyment for the future residents. The landscape design incorporates a new linear park adjacent to the 1-210 Freeway, which includes the extension of the Santa Ana River Trail and a staging area; attractive streetscapes; and two pocket parks providing additional amenities to the residents.

The Freeway Paseo which links Pioneer Avenue to the Bergamo! Public Park to the north adjacent to the 1-210 Freeway. The paseo will include the Santa Ana River Trail, enhanced landscaping providing a substantial freeway visual buffer, shade trees, benches, pet waste stations and other recreational amenities.

Two smaller pocket parks are proposed as private amenities within the neighborhood. The pocket parks will contain bocce ball courts, tot lots, shade structures and BBQs. Formal landscaping will be provided to add turf areas and shade trees.

Exhibit 11 depicts the Typical Motor Court Landscape Plan.

A Conceptual Wall and Fence Plan is illustrated in Exhibit 12. Fencing will consist of a variety of slumpstone block walls, vinyl fencing and tubular steel fencing.

E. Conceptual Architecture

The architectural design and site planning of the homes within the project is important to create a sense of the neo-traditional design of the neighborhoods. Redlands is well known for its eclectic mix of architectural styles and themes, and the Neighborhood 4 architecture will include styles of Farmhouse, Coastal and Santa Barbara. This combination will provide for a variety of styles creating aesthetic streetscapes and housing choices.

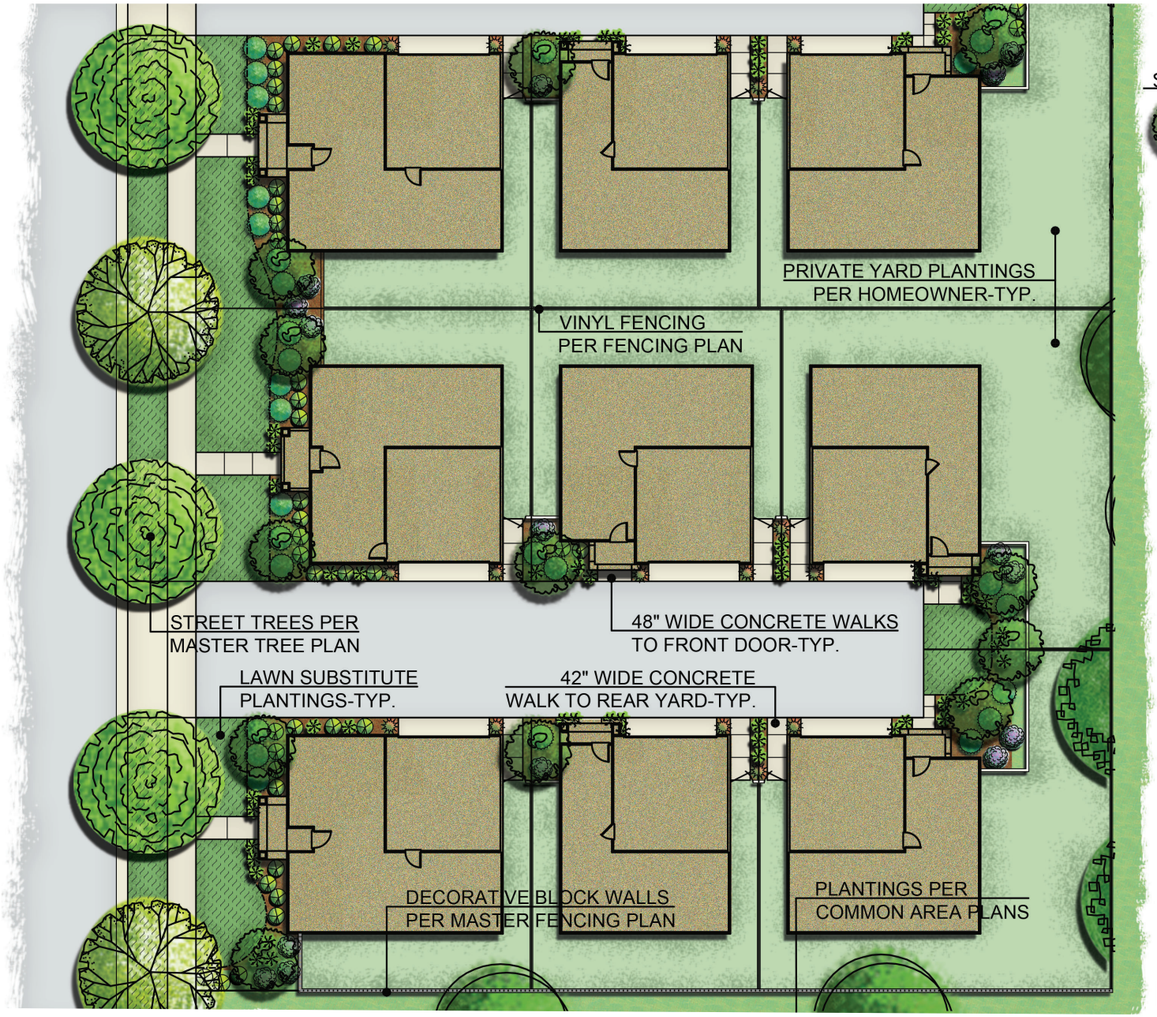
Neighborhood 4 has been designed as a “motor court” neighborhood consisting of 117 single-family dwelling units as depicted on Exhibit 13, Conceptual Plotting Plan. The units will be serviced by an alley system or motor court. Four different floor plans will be provided, consisting of two-story homes ranging in size from 1,465 square feet to 2,125 square feet. Architectural styles will include Santa Barbara, Coastal and Farmhouse. Neighborhood 4 architectural plans are depicted in Exhibits 14a-14d.

PLANT LEGEND

Trees	Botanical Name	Common Name
	Arbutes Unedo	Strawberry Tree
	Arbutus X 'Marina'	Marina Strawberry Tree Standard
	Bauhinia Variegata	Purple Orchid Trree
	Callistemon Viminalis	Weeping Bottlebrush
	Celtis Reticulata	Netleaf Hackberry
	Ceris Canadensis 'Forest Pansy'	Forest Pansy Eastren Redbud
	Ceris Occidntalis	Western Redbud (STandar Trunk
	Chionanthus Retusus	Chinse Fringe Tree
	Geijera Parviflora	Australian Willow
	Ginki Biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree
	Koelreauteria Paniculata	Golden Rain Tree
	Lagerstroemia Indica X Faureie 'Muskogee'	Muskogee Crape Myrtle Multi-Trunk

Trees	Botanical Name	Common Name
	Lophostemon Confertus	Brisbane Box
	Pinus Canariesis	Canary Island Pine
	Podocarpus Henkelii	Long-leafed Yellow Wood
	Quercus Virginiana 'Heritage'	Heritage Southern Live Oak
	X Chitalpa Tashkentensis	Chitalpa

Not to Scale N



PLANTING LEGEND

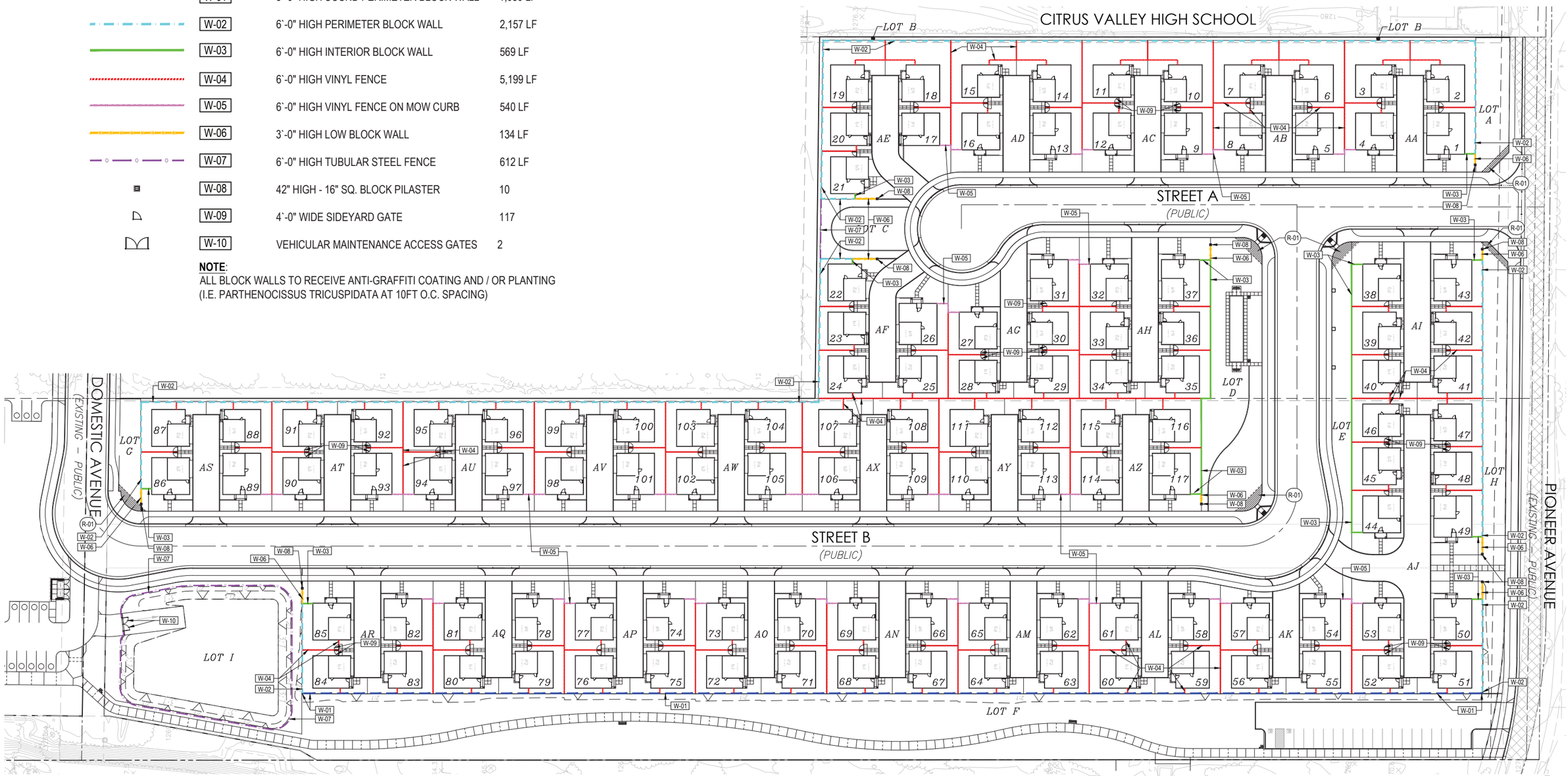
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	PRIVATE LOT TREES		
	CALLISTEMON V. 'SLIM'	SLIM BOTTLEBRUSH	15 GAL
	CERCIDIUM 'DESERT MUSEUM'	D. M. PALO VERDE	15 GAL
	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL
	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE	15 GAL
	GEIJERA PARVIFLORA	AUSTRAILIAN WILLOW	15 GAL
	GLEDITSIA I. 'TRUE SHADE'	TRUE SHADE LOCUST	15 GAL
	LAGERSTROEMIA I. 'SEMINOLE'	CRAPE MYRTLE	15 GAL
	LEPTOSPERMUM S. 'RUBY GLOW'	RUBY GLOW TEA TREE	15 GAL
	MAGNOLIA G. 'LITTLE GEM'	LITTLE GEM MAGNOLIA	15 GAL
	PODOCARPUS G. 'ICEE BLUE'	ICEE BLUE FERN PINE	15 GAL
	BACKGROUND SHRUBS		
	LEUCOPHYLLUM 'SILVER CLOUD'	SILVER CLOUD SILVERLEAF	5 GAL
	OLEA 'LITTLE OLLIE'	LITTLE OLLIE DWARF OLIVE	5 GAL
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL
	FOREGROUND SHRUBS		
	ARTEMESIA 'CANYON GREY'	C.G. ARTEMESIA	1 GAL
	CALLISTEMON 'BETTER JOHN'	BETTER JOHN BOTTLE BRUSH	1 GAL
	CISTUS PURPUREUS	ORCHID ROCK ROSE	1 GAL
	HARDENBERGIA V. 'MEEMA'	MEEMA HARDENBERGIA	1 GAL
	MAHONIA 'SOFT CARESS'	SOFT CARESS MAHONIA	1 GAL
	VERTICAL ACCENT SHRUBS		
	CUPRESSUS S. 'TINY TOWER'	DWARF ITALIAN CYPRESS	5 GAL
	JUNIPERUS S. 'MEDORA'	MEDORA JUNIPER	5 GAL
	NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GAL
	PODOCARPUS M. 'MAKI'	SHRUBBY YEW PINE	5 GAL
	ROSMARINUS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	5 GAL
	ACCENT SHRUBS		
	ALOE RUDIKOPPE	LITTLE GEM ALOE	1 GAL
	ANIGOZANTHOS 'BUSH RANGER'	RED KANGAROO PAW	1 GAL
	DIETES BICOLOR	FORTNIGHT LILY	1 GAL
	HESPERALOE PARVIFLORA	RED YUCCA	1 GAL
	LOMANDRA LONGIFOLIA 'BREEZE'	BREEZE DWARF MAT RUSH	1 GAL
	SHRUB COVERS		
	LANTANA MONTEVIDENSIS	TRAILING LANTANA	1 GAL
	JUNIPERUS H. 'WILTONII'	BLUE CARPET JUNIPER	1 GAL
	MYOPORUM P. 'PUTAH CREEK'	PUTAH CREEK MYOPORUM	1 GAL
	LAWN SUBSTITUTES		
	ACHILLEA TOMENTOSA	WOOLY YARROW	FLAT
	CAREX PANSA	CALIFORNIA MEADOW SEDGE	FLAT
	DYMONDIA MARGARETAE	SILVER CARPET	FLAT
	DROSANTHEMUM FLORIBUNDUM	ROSEA ICEPLANT	FLAT
	MULCH		
	ORGANIC WOOD MULCH	RECYCLED WOOD PRODUCTS	2" DEEP

Architecture is Conceptual
Not to Scale

WALL & FENCE LEGEND

SYMBOL	DESCRIPTION	QTY
W-01	8`-0" HIGH SOUND PERIMETER BLOCK WALL	1,080 LF
W-02	6`-0" HIGH PERIMETER BLOCK WALL	2,157 LF
W-03	6`-0" HIGH INTERIOR BLOCK WALL	569 LF
W-04	6`-0" HIGH VINYL FENCE	5,199 LF
W-05	6`-0" HIGH VINYL FENCE ON MOW CURB	540 LF
W-06	3`-0" HIGH LOW BLOCK WALL	134 LF
W-07	6`-0" HIGH TUBULAR STEEL FENCE	612 LF
W-08	42" HIGH - 16" SQ. BLOCK PILASTER	10
W-09	4`-0" WIDE SIDEYARD GATE	117
W-10	VEHICULAR MAINTENANCE ACCESS GATES	2

NOTE:
ALL BLOCK WALLS TO RECEIVE ANTI-GRAFFITI COATING AND / OR PLANTING
(I.E. PARTHENOCISSUS TRICUSPIDATA AT 10FT O.C. SPACING)



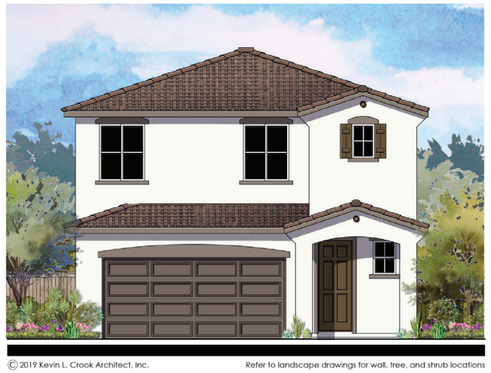
Not to Scale N

Plan No.	Total Homes
3060	32
3422	34
3424	25
3825	26
Total	**117**

Enhanced Elevation Required

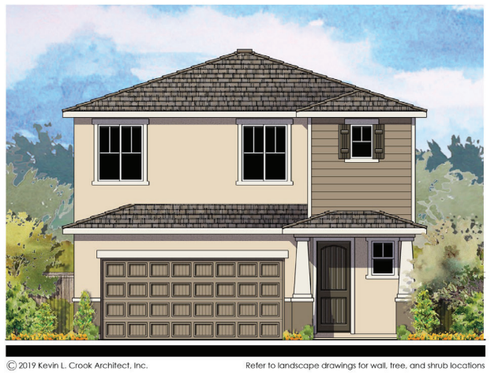
Not to Scale N

MotorCourt Elevation Styles



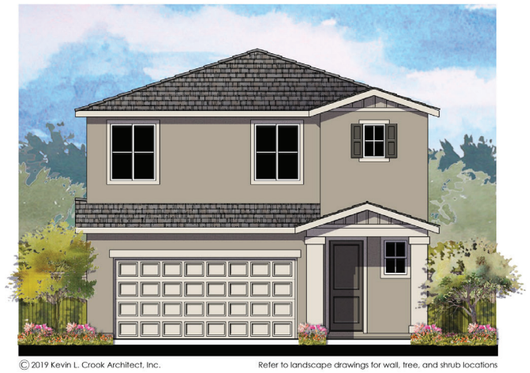
© 2019 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

Santa Barbara



© 2019 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

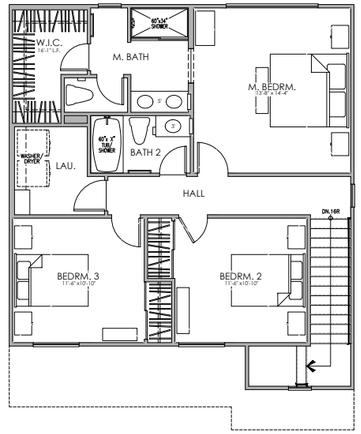
Coastal



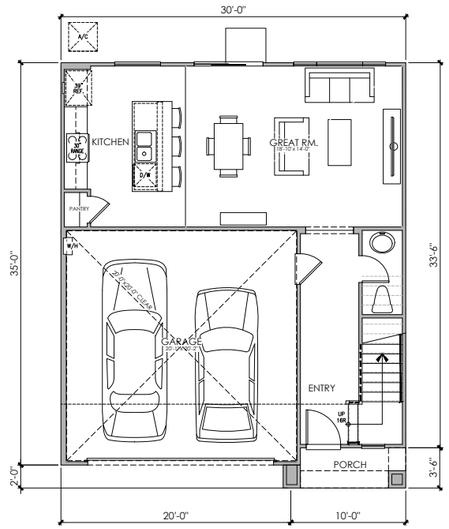
© 2019 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

Farmhouse

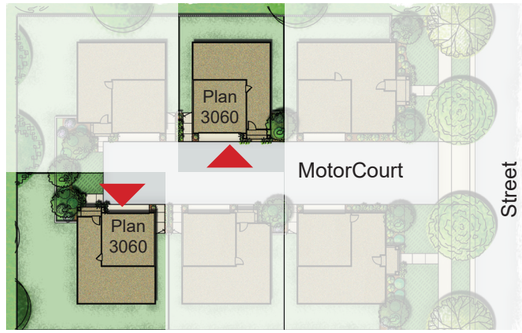
Floor Plan



Second Floor



First Floor



Typical Cluster

Not to Scale

Plan Summary

1,465 SF
3 Bedroom/2.5 Bath
Two Story, 2-car Garage

Architecture is Conceptual
Not to Scale

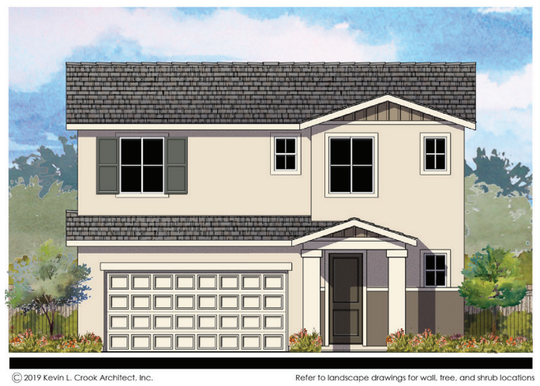
MotorCourt Elevation Styles

© 2019 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

Santa Barbara

© 2019 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

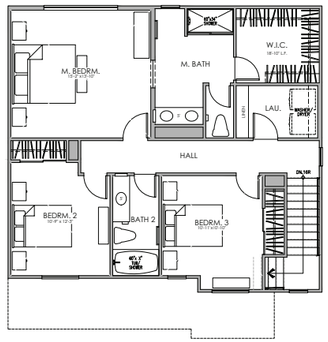
Coastal



© 2019 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

Farmhouse

Floor Plan



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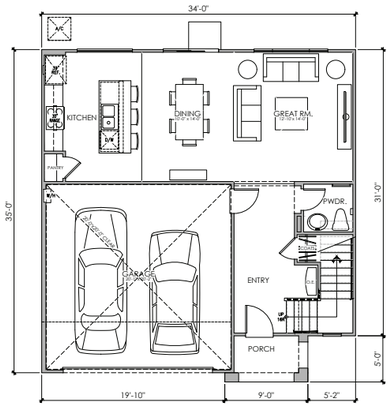

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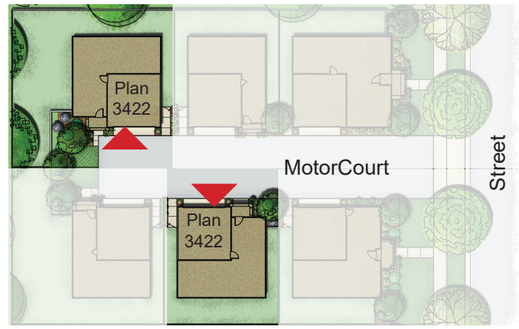


Typical Cluster

Not to Scale

Plan Summary

1,684 SF
3 Bedroom/2.5 Bath
Two Story, 2-car Garage

Architecture is Conceptual
Not to Scale

Street Elevation Styles

Santa Barbara

Coastal

Farmhouse

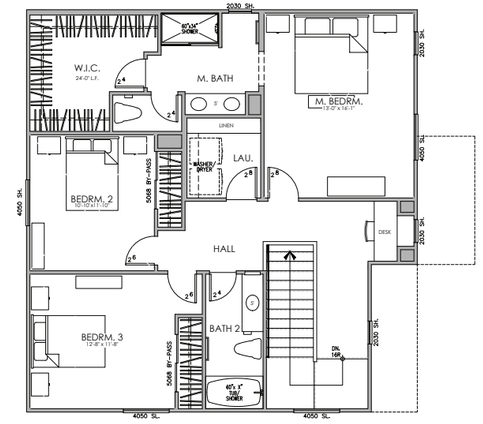
MotorCourt Elevation Styles

Santa Barbara

Coastal

Farmhouse

Floor Plan



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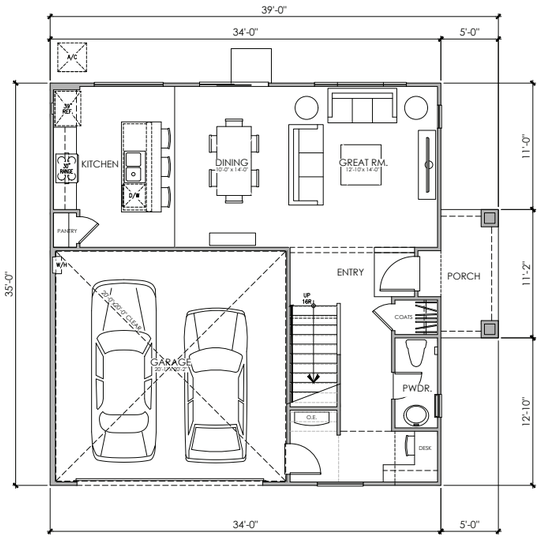
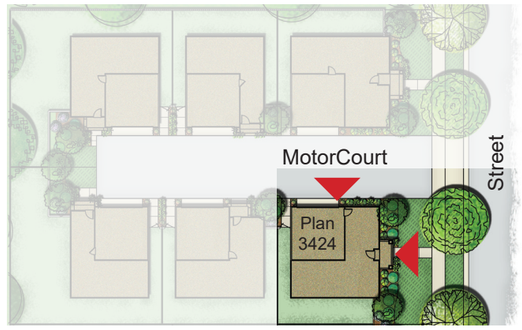


First Floor



Typical Cluster

Not to Scale

Plan Summary

1,815 SF
3 Bedroom/2.5 Bath
Two-Story, 2-car Garage

Architecture is Conceptual
Not to Scale

Street Elevation Styles

Santa Barbara

Coastal

Farmhouse

MotorCourt Elevation Styles

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Refer to landscape drawings for wall, tree, and shrub locations

Santa Barbara

© 2019 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

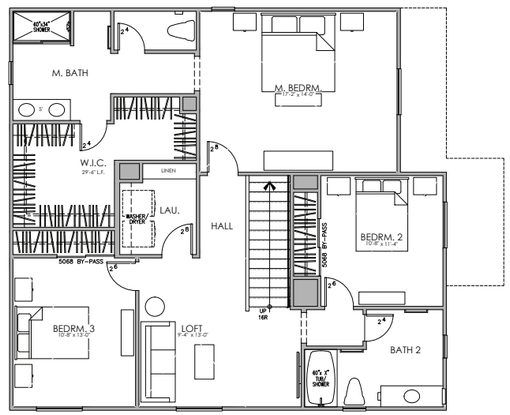
Coastal

© 2019 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

Farmhouse

Floor Plan



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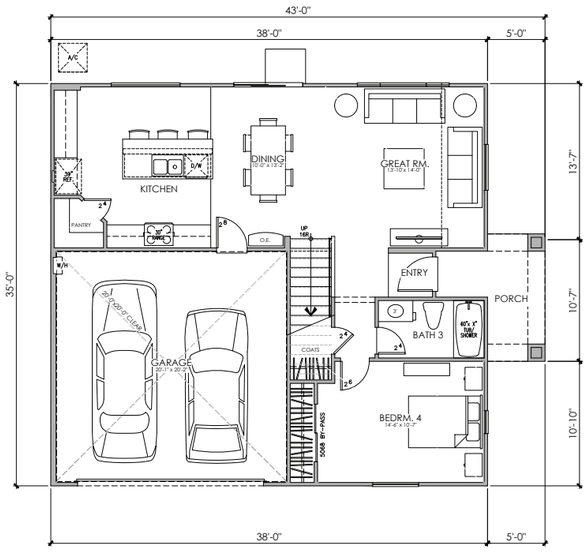

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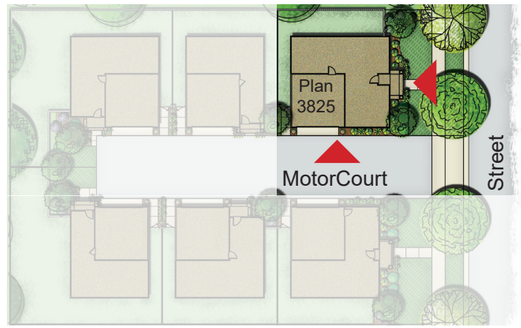


Typical Cluster

Not to Scale

Plan Summary

2,125 SF
4 Bedroom/3 Bath
Two Story, 2-car Garage

Architecture is Conceptual
Not to Scale

SECTION 3. DEVELOPMENT STANDARDS

The Development Standards for Specific Plan No. 64, Amendment No. 1, have been designed to ensure the proper and orderly development of the project site into a unique nee-traditional master-planned community. These development standards shall apply to all land and buildings within the project boundaries.

A. Neighborhood 4

1. Permitted Uses - The principal permitted use in Neighborhood 4 is single-family residential.

2. Accessory Uses - Accessory uses listed in Section 18.40.040 of the Redlands Municipal Code are permitted.

3. Property Development Standards

    a. Minimum lot area - The minimum lot area shall be one thousand nine hundred (1900) square feet.

    b. Minimum lot dimensions - The minimum lot width shall be forty (40) feet; the minimum lot depth shall be forty-eight (48) feet.

    c. Maximum coverage by structures - The maximum coverage by structures shall be eighty (80) percent of the lot area.

    d. Maximum building height - The maximum building height shall be two stories or thirty-five (35) feet.

    e. Building setbacks:

        - Front yard - Each lot shall have a front yard of ten (10) feet adjacent to a public street.
        - Side yard - Each lot shall have a minimum side yard of five (5) feet.
        - Rear yard - Each lot shall have a minimum rear yard of five (5) feet.
        - Motor court- Each lot shall have a minimum motor court setback of three (3) feet.

SECTION 4. PROCEDURAL IMPLEMENTATION

A. Specific Plan No. 64, Amendment No. 1 has been prepared and processed pursuant to the Specific Plan guidelines of the City of Redlands. An amendment to the adopted Specific Plan shall require the same procedures as the adoption.

B. In conjunction with the processing of the Specific Plan Amendment, Tentative Tract Map No. 20528 has been prepared as the primary implementation tool for the project. Tentative Tract Map No. 20528 sets forth the lot configuration, street design, easements, and overall site planning for the project. Following approval of the Tentative Tract Map, the applicant shall prepare the Final Tract Map and accompanying civil engineering plans for final approval by the City. The Tentative and Final Tract Map are being processed in conformance with Chapter 17 of the Redlands Municipal Code, Subdivision Ordinance.

C. A Commission Review and Approval (CRA) No. 945 has been filed in conjunction with Specific Plan No. 64, Amendment No. 1, and Tentative Tract Map No. 20528. The CRA is utilized by the City of Redlands as a land use permit that authorizes the construction of a new building for a permitted use. Specific criteria for a CRA are listed in Chapter 18.12 of the Redlands Municipal Code. The application for the construction of the single-family residences shall be reviewed by the Planning Commission and shall include preliminary site plans, architectural elevations and floor plans, types of materials and colors to be utilized, locations and types of walls and fences, and a conceptual landscape plan (including types and sizes of plants).

D. Phasing and Maintenance - The Bergamot project will provide four distinct neighborhoods all of which will be developed during the initial phase of development. Therefore, all grading, infrastructure, and home construction will be provided during one phase of construction. Individual home construction will proceed as project sales and absorption continues through to project completion.

Exhibit 15 depicts the Ownership and Maintenance responsibility for the project. A series of public streets will be dedicated to the City of Redlands and city maintained, while the motor court streets and open space areas will be maintained by a Homeowners Association. In addition, it is anticipated that a Community Facilities District will be established to augment the City's maintenance of the public park and Santa Ana River Trail. Note that the Linear park, including the trail and staging area, shall be made publicly accessible through an access easment or future dedication to the City.

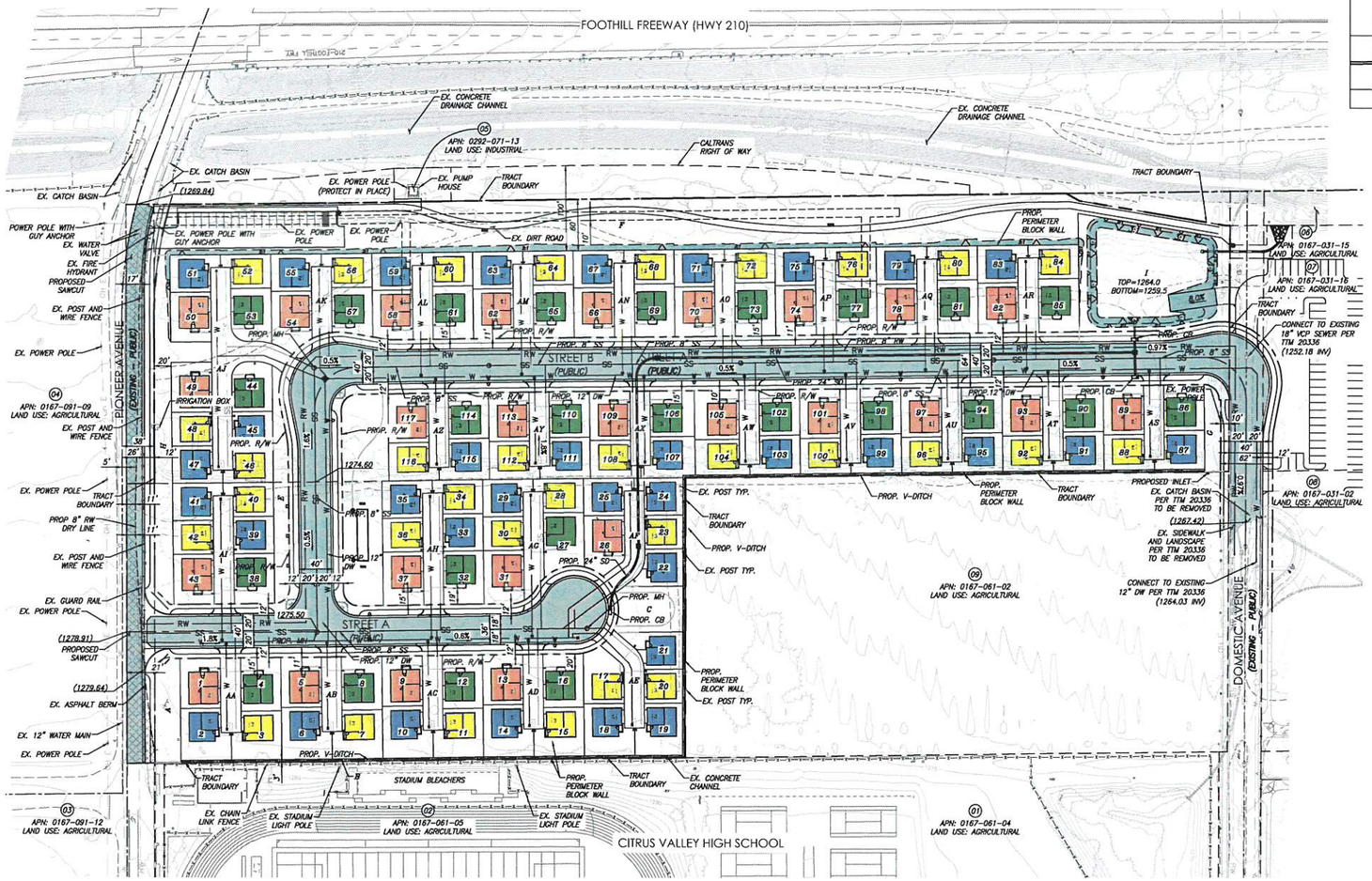
Legend

- Specific Plan Area Boundary
- Open Space (HOA)
- Motorcourt (HOA)
- Public Street (City of Redlands)

Not to Scale N

PRELIMINARY PLOTTING STUDY
TENTATIVE TRACT MAP NO. 20528

CITY OF REDLANDS,
IN THE COUNTY OF SAN BERNARDINO,
STATE OF CALIFORNIA



VICINITY MAP
NOT TO SCALE

MOTORCOURT HOMES

PLAN 1:	32 HOMES
PLAN 2:	34 HOMES
PLAN 3:	25 HOMES
PLAN 4:	26 HOMES

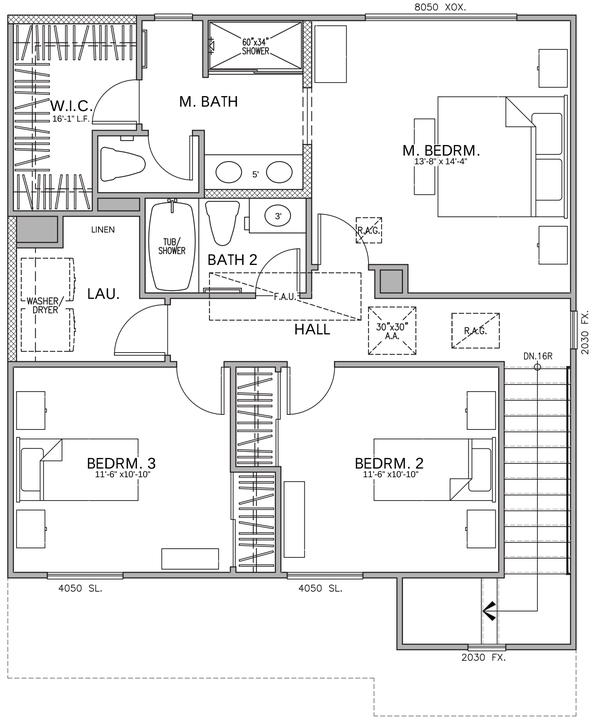
SITE INFORMATION

- ASSESSORS PARCEL NUMBER(S): 0167-061-01
- FEMA FLOOD ZONE: ZONE X
- FEMA FLOOD MAP: 06071C8704H
- EXISTING ZONING DESIGNATION: EV/SRP (EAST VALLEY SPECIFIC PLAN/ SCIENCE RESEARCH PARK)
- PROPOSED ZONING DESIGNATION: N/A
- NUMBER OF LOTS (SFR): 117
- NUMBER OF OPEN SPACE LOTS: 7
- AVERAGE LOT SIZE (SFR): 2,524 SF
- MINIMUM LOT SIZE (SFR): 1,920 SF
- EXISTING LAND USE: AGRICULTURAL
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
- EXISTING GENERAL PLAN DESIGNATION: COMMERCIAL/INDUSTRIAL
- EXISTING SPECIFIC PLAN IDENTIFICATION: EVCSP (EAST VALLEY CORRIDOR SPECIFIC PLAN)
- TOTAL GROSS AREA: 14.62 AC
- TOTAL NET AREA: 11.45 (EXCLUDES PUBLIC STREETS)
- OPEN SPACE REQUIRED (20%): 2.92 AC
- OPEN SPACE PROVIDED (LOTS A-D): 3.01 (20% OF GROSS AREA)

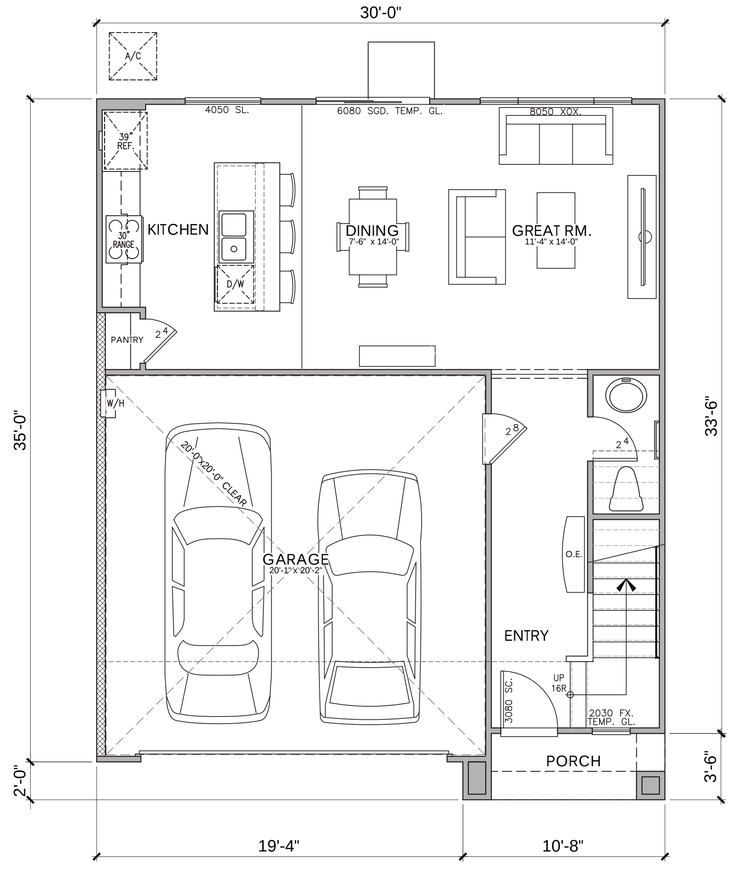
60 0 30 60 120
SCALE 1"= 60'
PIONEER
PRELIMINARY PLOTTING STUDY
REDLANDS, CA

PREPARED BY:
HUITT-ZOLLARS
Huitt-Zollars, Inc. Irvine
2603 Main Street, Suite 400
Irvine, California 92614
Phone (949) 988-5815 Fax (949) 988-5820

PREPARED FOR:
MLC Holdings, Inc.



SECOND FLOOR PLAN



FIRST FLOOR PLAN

OCCUPANCY: R3/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB

PLAN 3060
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	616 SQ. FT.
SECOND FLOOR AREA	849 SQ. FT.
TOTAL DWELLING	1,465 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	420 SQ. FT.
PORCH	35 SQ. FT.

0 2 4 8 12

PLAN 3060
3 BEDROOM, 2.5 BATH

Meritage Homes
LIVE.NOW. MOVE SOONER. LIVE BETTER. WHY WAIT?

PIONEER AVE.
REDLANDS, CA

CLUSTER

06.07.2022
A-1

Kevin L. Crook Architect Inc #21134

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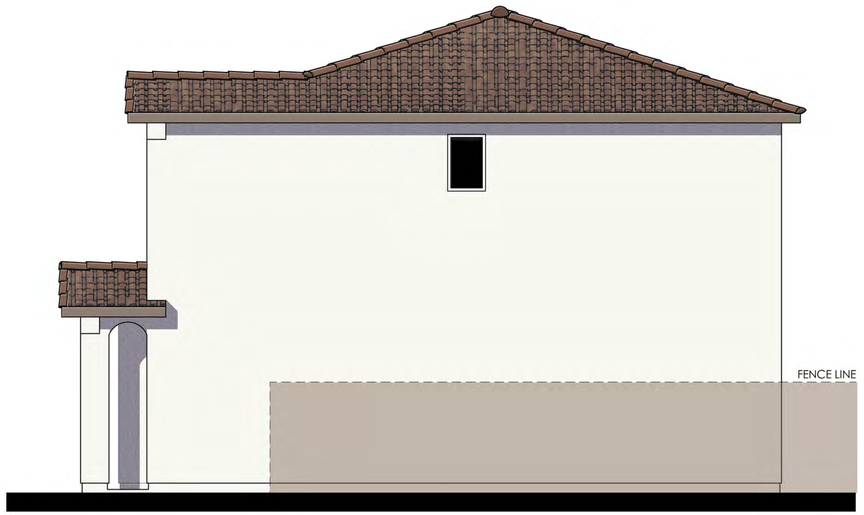
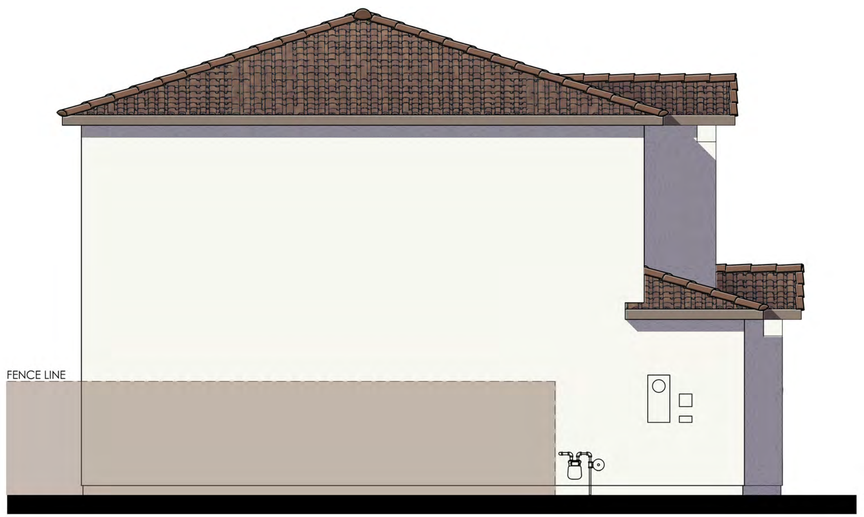
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

REAR



LEFT

COLOR SCHEME 4

PLAN 3060 "B"

SANTA BARBARA ELEVATION

0 2 4 8 12

Meritage Homes

LiVE.NOW. MOVE SOONER. LIVE BETTER. WHY WAIT?

PIONEER AVE.
REDLANDS, CA

CLUSTER

06.07.2022
A-2

Kevin L. Crook **Architect** Inc #21134
PLANNING + ARCHITECTURE

RIGHT

REAR

COLOR SCHEME 4

PLAN 3060 "B"

SANTA BARBARA EHANCED ELEVATION

0 2 4 8 12

Meritage Homes

LiVE.NOW. MOVE SOONER. LIVE BETTER. WHY WAIT?

PIONEER AVE.
REDLANDS, CA

CLUSTER

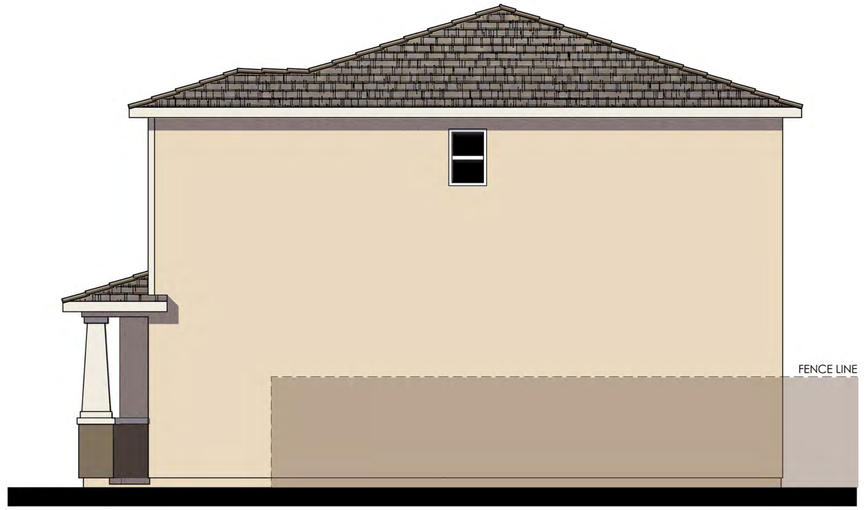
06.07.2022
A-3

Kevin L. Crook **Architect** Inc #21134
PLANNING + ARCHITECTURE

© 2022 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT



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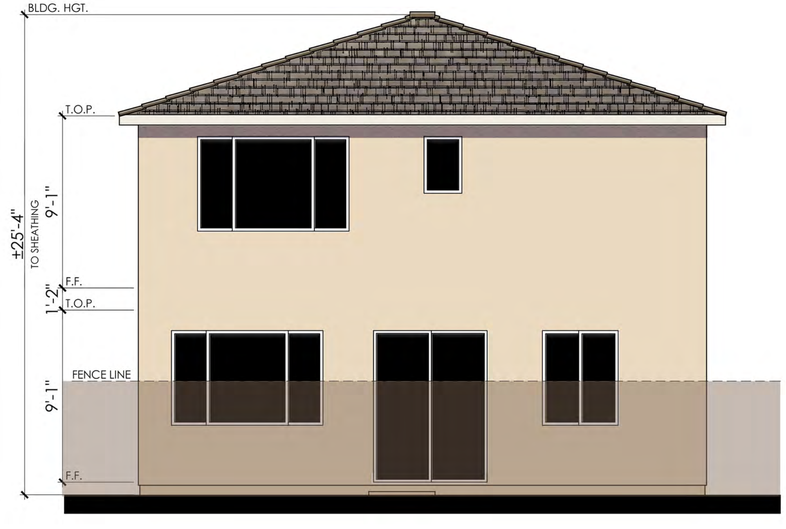

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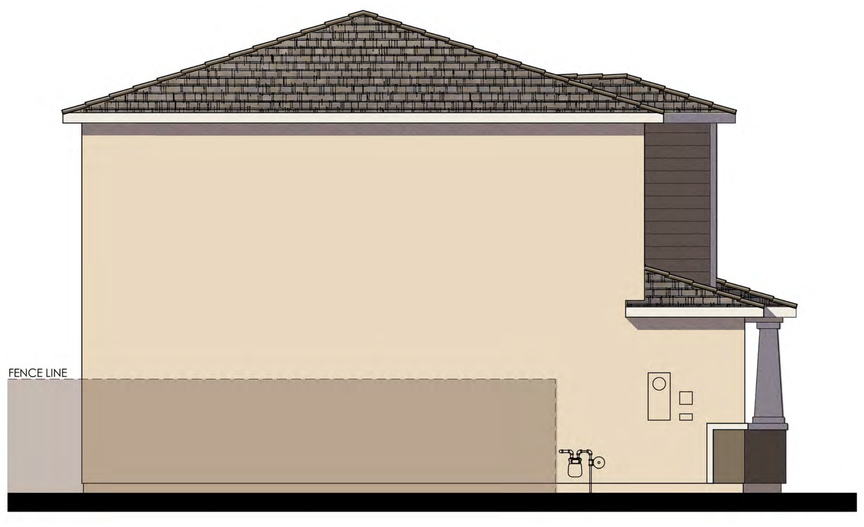


LEFT

COLOR SCHEME 7

PLAN 3060 "C"

COASTAL ELEVATION

0 2 4 8 12

Meritage Homes

LiVE.NOW. MOVE SOONER. LIVE BETTER. WHY WAIT?

PIONEER AVE.

REDLANDS, CA

CLUSTER

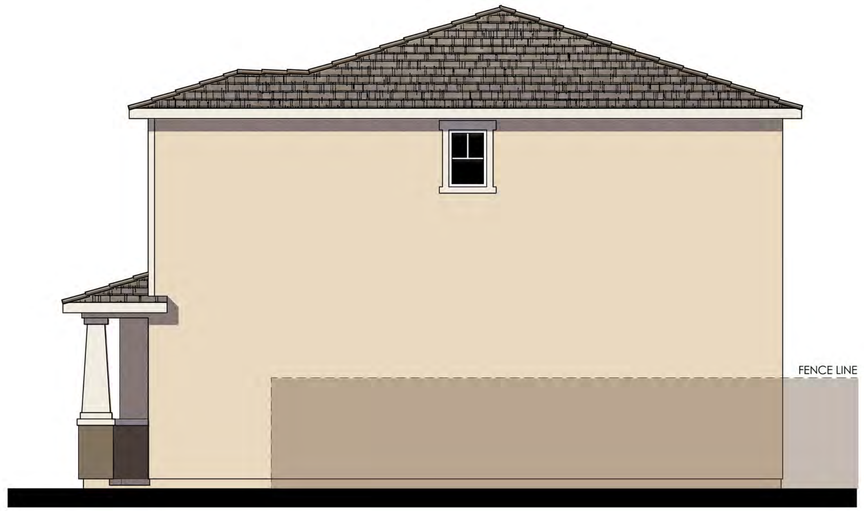
06.07.2022

A-4

Kevin L. Crook **Architect** Inc

PLANNING + ARCHITECTURE

#21134



RIGHT

REAR

LEFT

COLOR SCHEME 7

PLAN 3060 "C"

COASTAL EHANCED ELEVATION

0 2 4 8 12

Meritage Homes

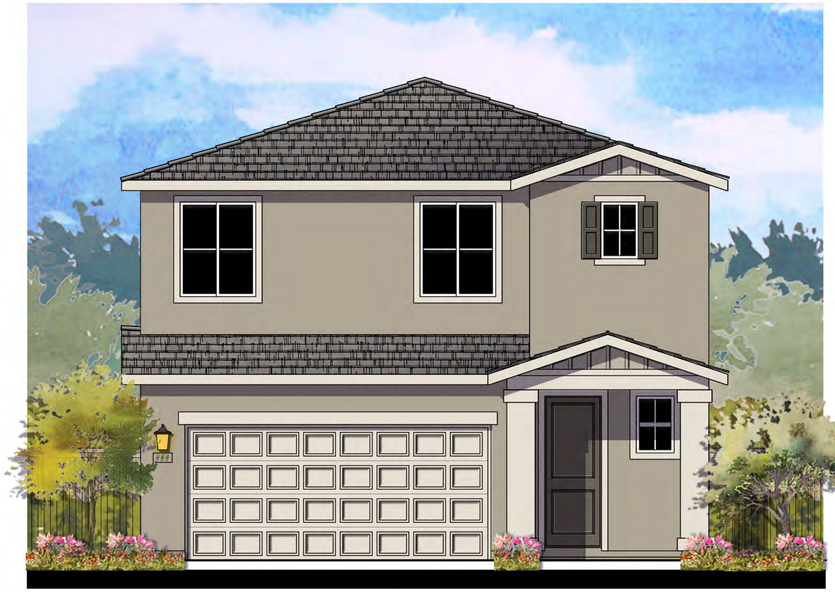
LiVE.NOW. MOVE SOONER. LIVE BETTER. WHY WAIT?

PIONEER AVE.
REDLANDS, CA

CLUSTER

06.07.2022
A-5

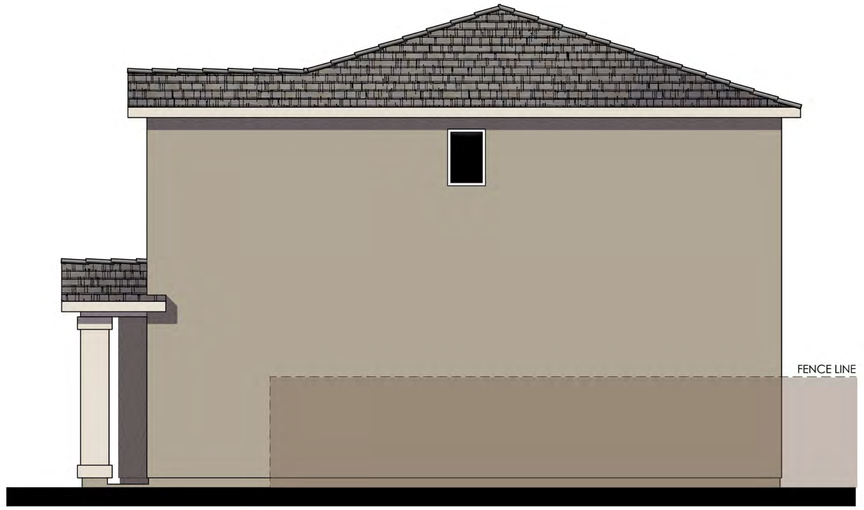
Kevin L. Crook **Architect** Inc #21134
PLANNING + ARCHITECTURE



© 2022 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT



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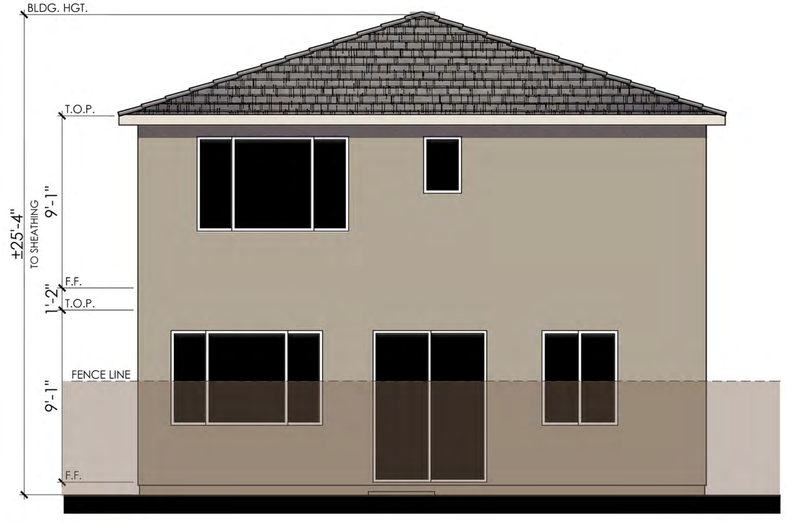

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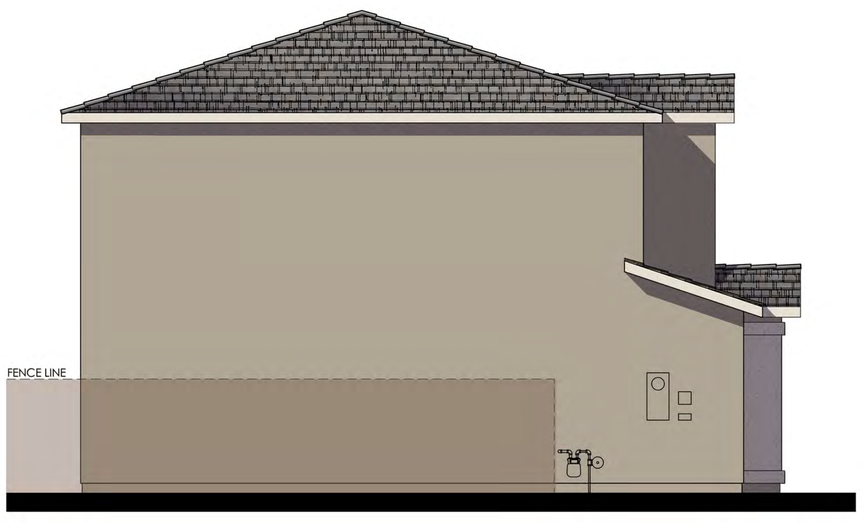


LEFT

COLOR SCHEME 13

PLAN 3060 "E"

FARMHOUSE ELEVATION

0 2 4 8 12

Meritage Homes

LiVE.NOW. MOVE SOONER. LIVE BETTER. WHY WAIT?

PIONEER AVE.

REDLANDS, CA

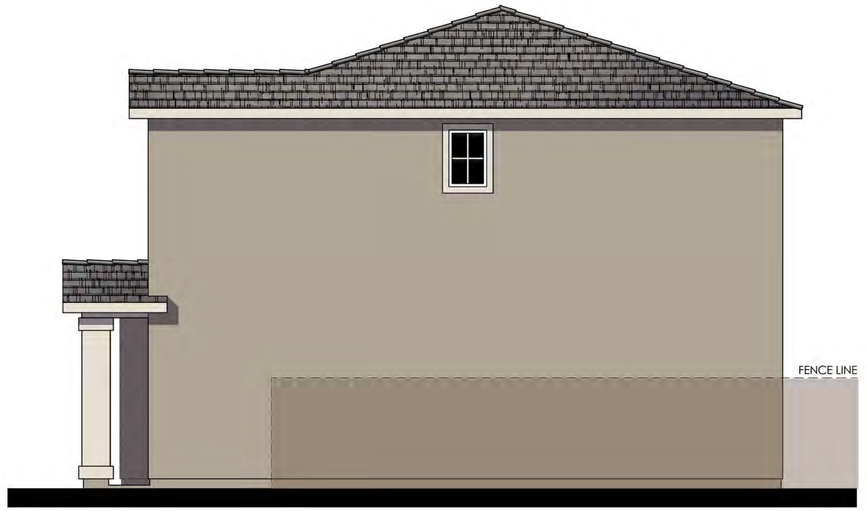
CLUSTER

06.07.2022

A-6

Kevin L. Crook **Architect** Inc

#21134



RIGHT

REAR

COLOR SCHEME 13

PLAN 3060 "E"

FARMHOUSE EHANCED ELEVATION

0 2 4 8 12

Meritage Homes

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PIONEER AVE.

REDLANDS, CA

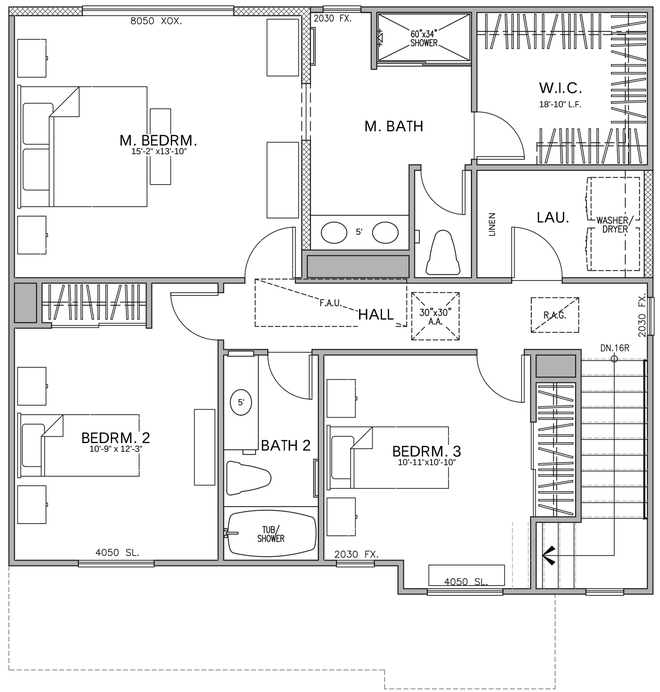
CLUSTER

06.07.2022

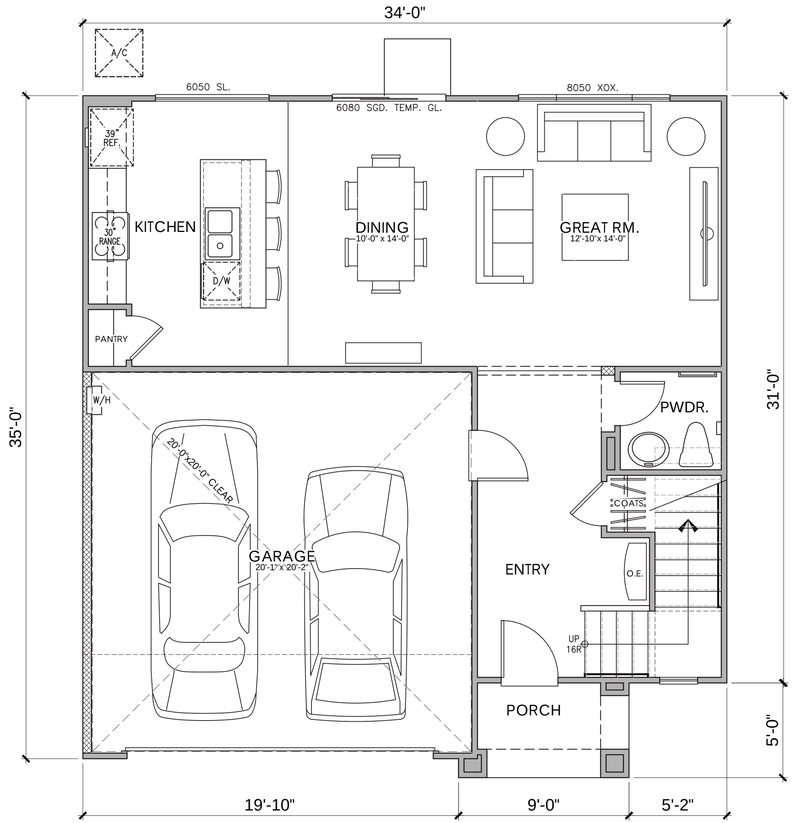
A-7

Kevin L. Crook **Architect** Inc #21134

PLANNING + ARCHITECTURE



SECOND FLOOR PLAN



FIRST FLOOR PLAN

OCCUPANCY: R3/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB

PLAN 3422
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	717 SQ. FT.
SECOND FLOOR AREA	967 SQ. FT.
TOTAL DWELLING	1,684 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	421 SQ. FT.
PORCH	41 SQ. FT.

0 2 4 8 12

PLAN 3422
3 BEDROOM, 2.5 BATH

Meritage Homes

LIVE.NOW. MOVE SOONER. LIVE BETTER. WHY WAIT?

PIONEER AVE.
REDLANDS, CA

CLUSTER

06.07.2022
A-8

Kevin L. Crook Architect Inc #21134
PLANNING + ARCHITECTURE

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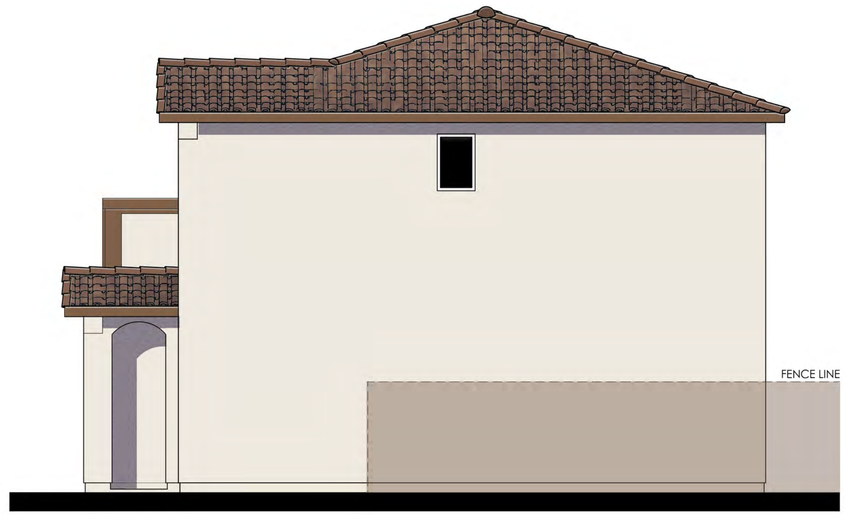
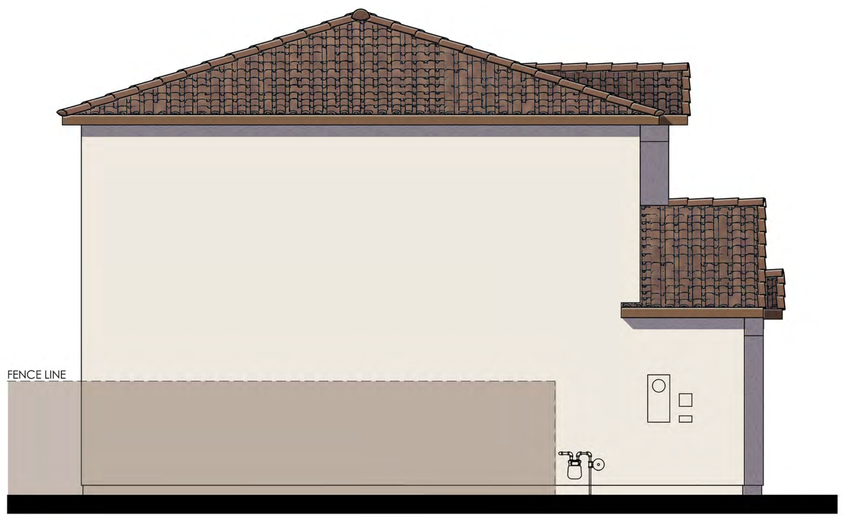
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

REAR



LEFT

COLOR SCHEME 5

PLAN 3422 "B"

SANTA BARBARA ELEVATION

0 2 4 8 12

Meritage Homes

LiVE.NOW. MOVE SOONER. LIVE BETTER. WHY WAIT?

Redlands Regular meeting of 12-19-23

PIONEER AVE.
REDLANDS, CA

CLUSTER

06.07.2022
A-9

Kevin L. Crook **Architect** Inc #21134
PLANNING + ARCHITECTURE

RIGHT

REAR

COLOR SCHEME 5

PLAN 3422 "B"

SANTA BARBARA ENHANCED ELEVATION

0 2 4 8 12

Meritage Homes

LiVE.NOW. MOVE SOONER. LIVE BETTER. WHY WAIT?

PIONEER AVE.
REDLANDS, CA

CLUSTER

06.07.2022
A-10

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PLANNING + ARCHITECTURE

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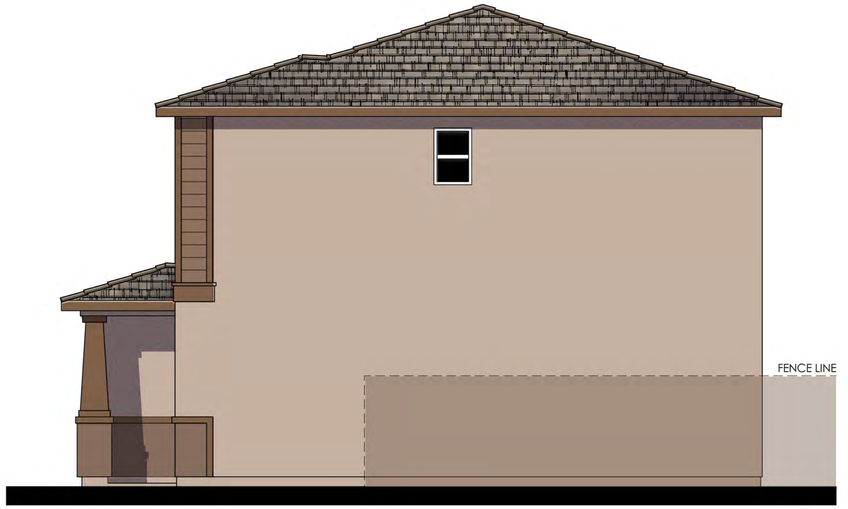
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



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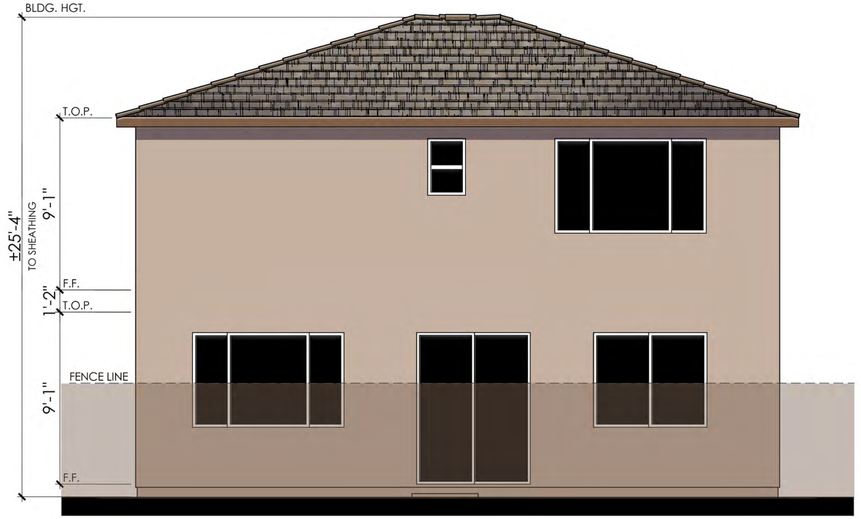

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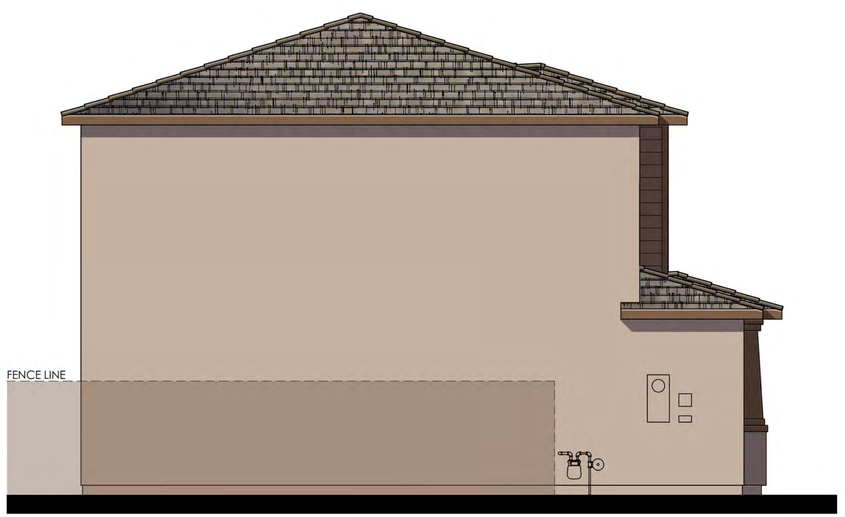


LEFT

COLOR SCHEME 8

PLAN 3422 "C"

COASTAL ELEVATION

0 2 4 8 12

Meritage Homes

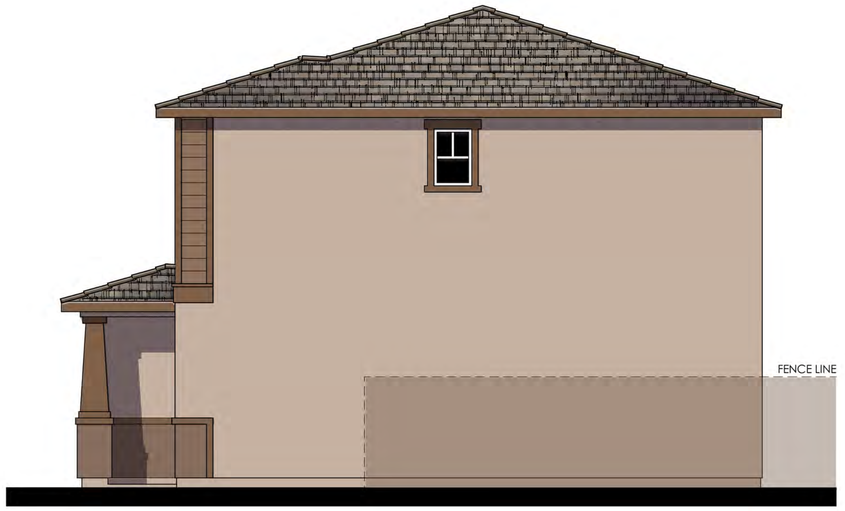
LiVE.NOW. MOVE SOONER. LIVE BETTER. WHY WAIT?

PIONEER AVE.
REDLANDS, CA

CLUSTER

06.07.2022
A-11

Kevin L. Crook **Architect** Inc #21134
PLANNING + ARCHITECTURE



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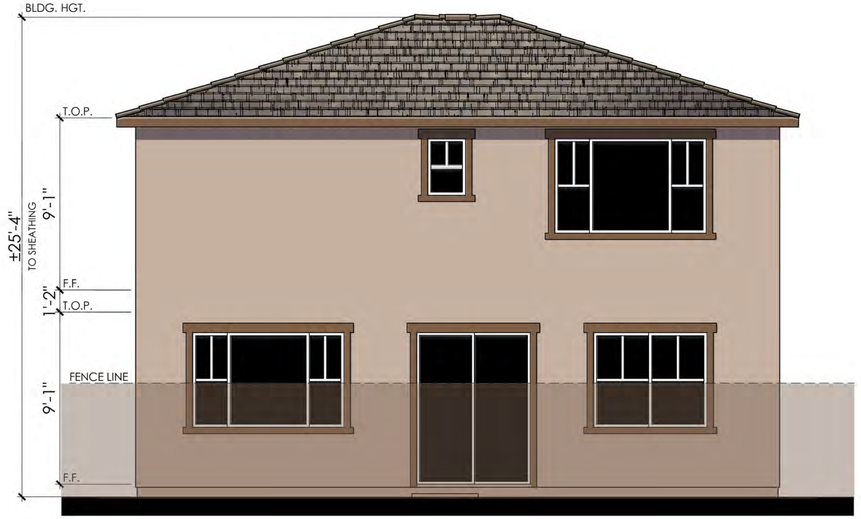


REAR

COLOR SCHEME 8

PLAN 3422 "C"

COASTAL ENHANCED ELEVATION

0 2 4 8 12

Meritage Homes

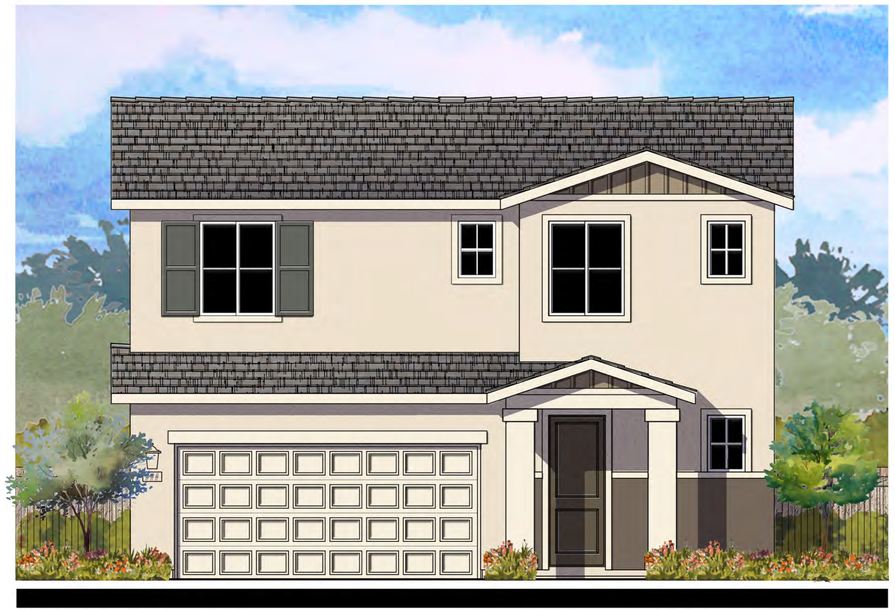
LiVE.NOW. MOVE SOONER. LIVE BETTER. WHY WAIT?

PIONEER AVE.
REDLANDS, CA

CLUSTER

06.07.2022
A-12

Kevin L. Crook **Architect** Inc #21134
PLANNING + ARCHITECTURE



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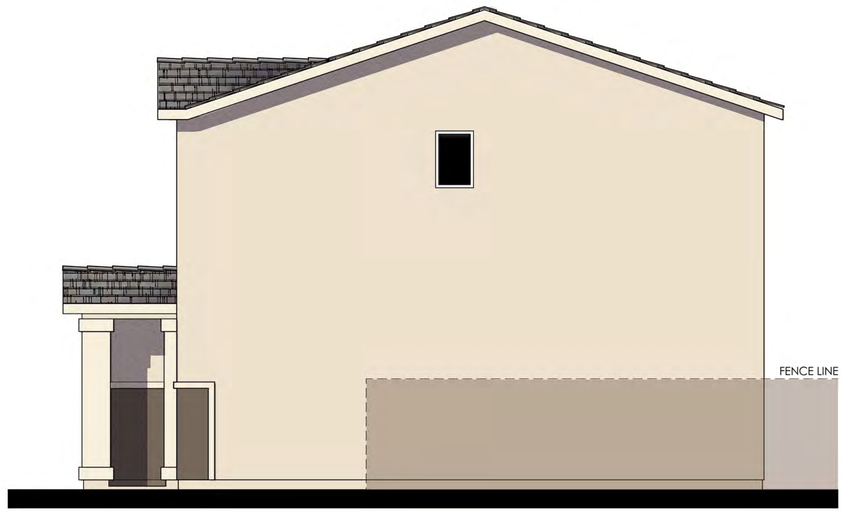
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



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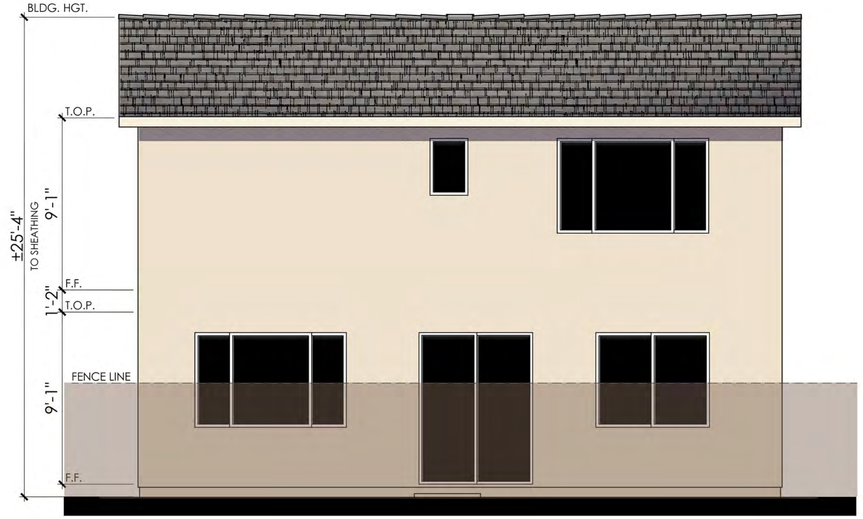

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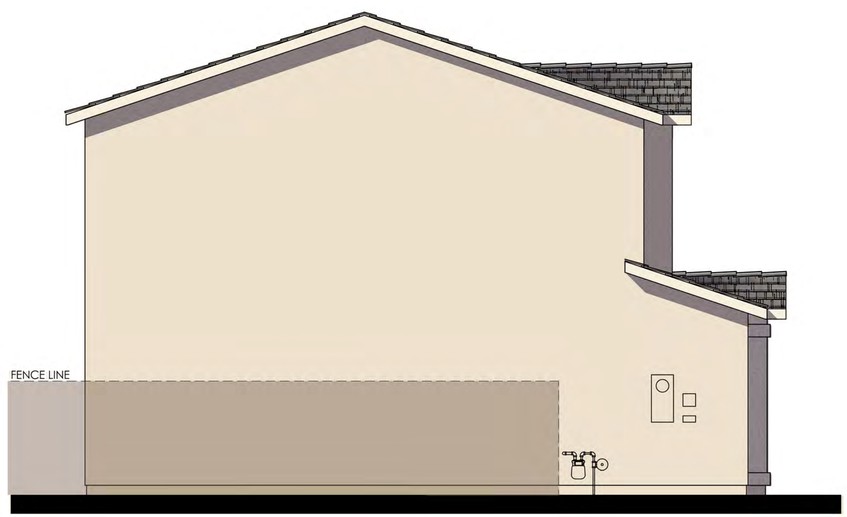


LEFT

COLOR SCHEME 14

PLAN 3422 "E"

FARMHOUSE ELEVATION

0 2 4 8 12

Meritage Homes

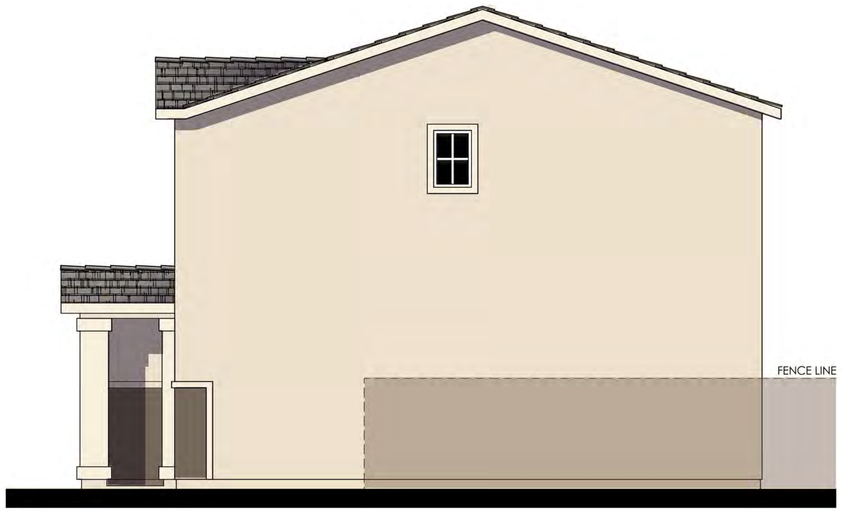
LiVE.NOW. MOVE SOONER. LIVE BETTER. WHY WAIT?

PIONEER AVE.
REDLANDS, CA

CLUSTER

06.07.2022
A-13

Kevin L. Crook **Architect** Inc #21134
PLANNING + ARCHITECTURE



RIGHT

REAR

COLOR SCHEME 14

PLAN 3422 "E"

FARMHOUSE ENHANCED ELEVATION

0 2 4 8 12

Meritage Homes

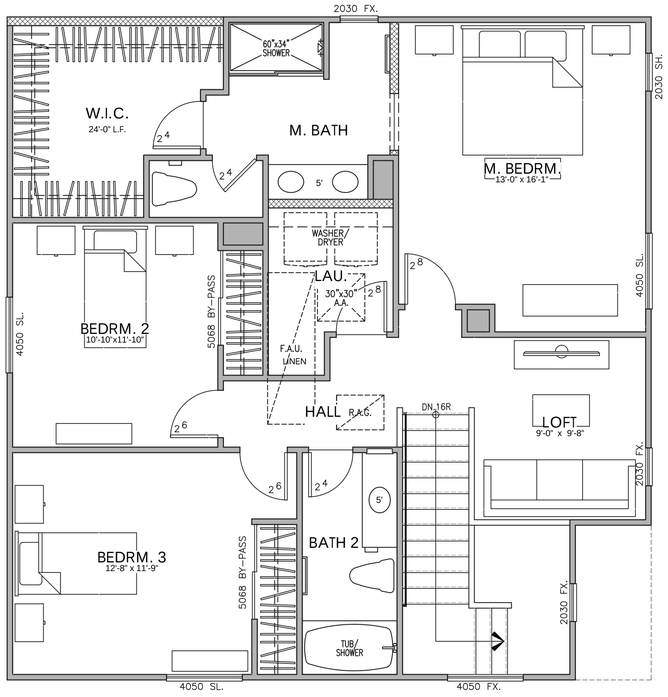
LiVE.NOW. MOVE SOONER. LIVE BETTER. WHY WAIT?

PIONEER AVE.
REDLANDS, CA

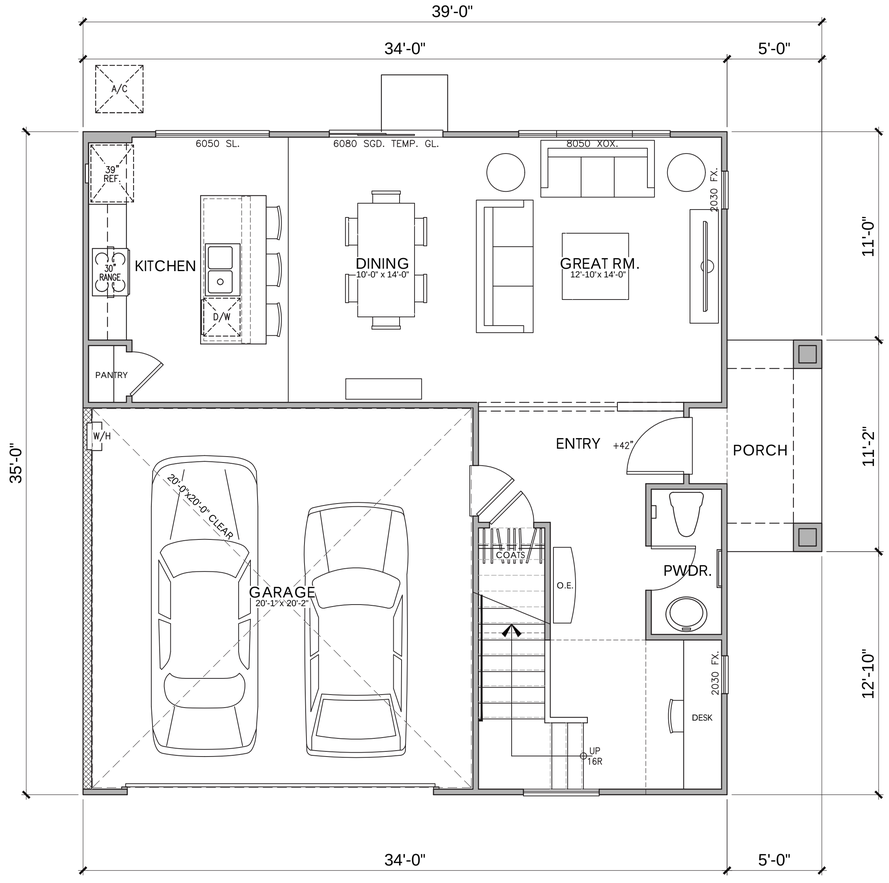
CLUSTER

06.07.2022
A-14

Kevin L. Crook **Architect** Inc #21134
PLANNING / ARCHITECTURE



SECOND FLOOR PLAN



FIRST FLOOR PLAN

OCCUPANCY: R3/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB

PLAN 3424
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	762 SQ. FT.
SECOND FLOOR AREA	1,053 SQ. FT.
TOTAL DWELLING	1,815 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	420 SQ. FT.
PORCH	64 SQ. FT.

0 2 4 8 12

PLAN 3424
3 BEDROOM, 2.5 BATH

Meritage Homes
LiVE.NOW. MOVE SOONER. LIVE BETTER. WHY WAIT?

PIONEER AVE.
REDLANDS, CA

CLUSTER

06.07.2022
A-15

Kevin L. Crook Architect Inc #21134

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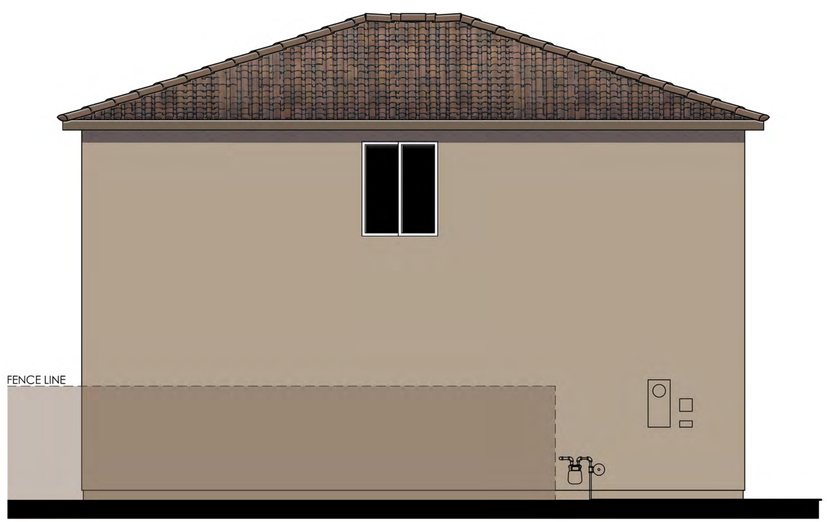
Refer to landscape drawings for wall, tree, and shrub locations

A- LEFT

B - FRONT

C - RIGHT



D - REAR

COLOR SCHEME 6

PLAN 3424 "B"

SANTA BARBARA ELEVATION

0 2 4 8 12

Meritage Homes

LiVE.NOW. MOVE SOONER. LIVE BETTER. WHY WAIT?

PIONEER AVE.

REDLANDS, CA

CLUSTER

06.07.2022

A-16

Kevin L. Crook **Architect** Inc #21134

PLANNING + ARCHITECTURE

C - RIGHT

D - REAR

COLOR SCHEME 6

PLAN 3424 "B"

SANTA BARBARA ENHANCED ELEVATION

0 2 4 8 12

Meritage Homes

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PIONEER AVE.
REDLANDS, CA

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06.07.2022
A-17

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PLANNING + ARCHITECTURE

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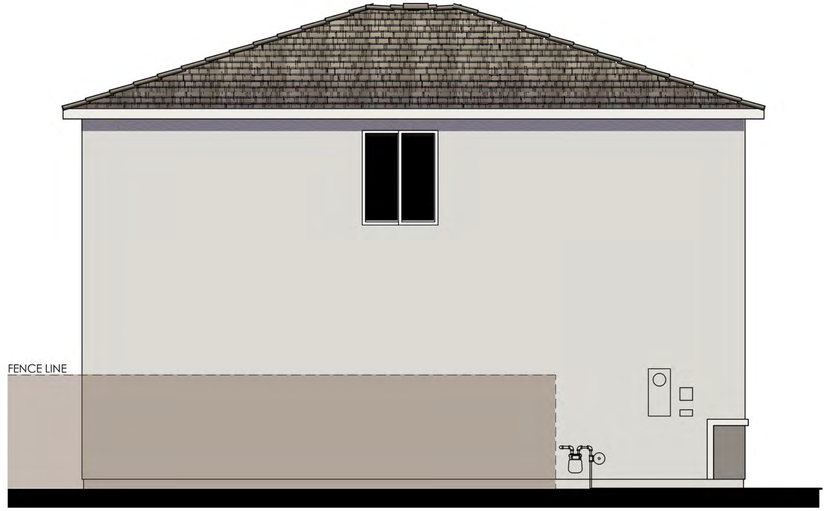
Refer to landscape drawings for wall, tree, and shrub locations

A- LEFT

B - FRONT

C - RIGHT



D - REAR

COLOR SCHEME 9

PLAN 3424 "C"

COASTAL ELEVATION

0 2 4 8 12

Meritage Homes

LiVE.NOW. MOVE SOONER. LIVE BETTER. WHY WAIT?

PIONEER AVE.

REDLANDS, CA

CLUSTER

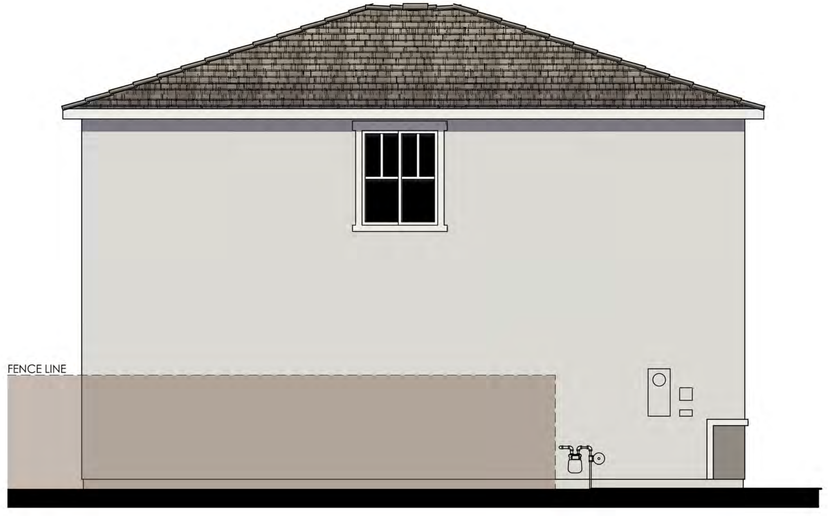
06.07.2022

A-18

Kevin L. Crook **Architect** Inc #21134

PLANNING + ARCHITECTURE

C - RIGHT



D - REAR

COLOR SCHEME 9

PLAN 3424 "C"

COASTAL ENHANCED ELEVATION

0 2 4 8 12

Meritage Homes

LiVE.NOW. MOVE SOONER. LIVE BETTER. WHY WAIT?

PIONEER AVE.

REDLANDS, CA

CLUSTER

06.07.2022

A-19

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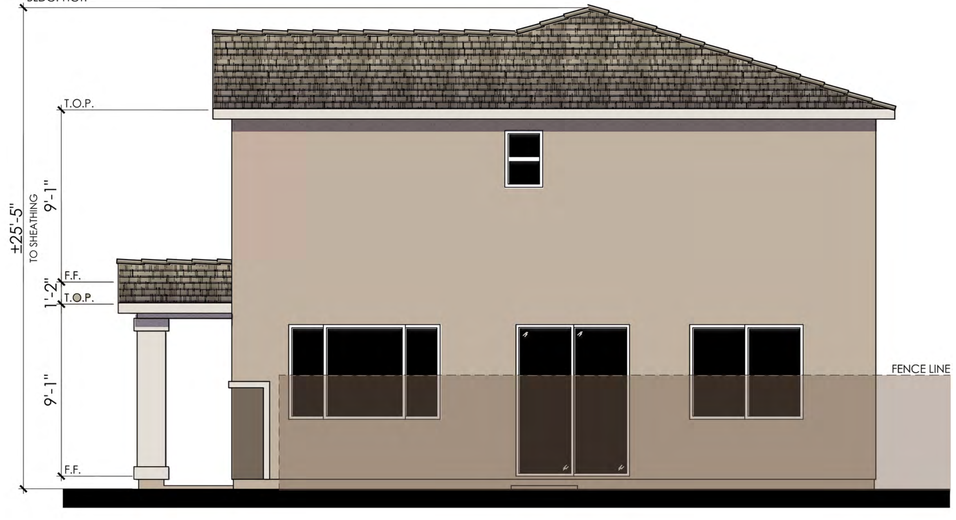
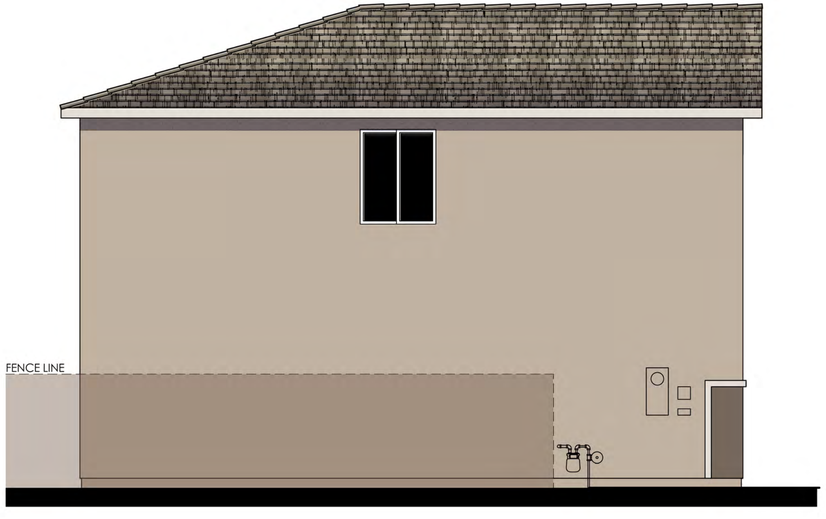
Refer to landscape drawings for wall, tree, and shrub locations

A- LEFT

B - FRONT



C - RIGHT



D - REAR

COLOR SCHEME 15

PLAN 3424 "E"

FARMHOUSE ELEVATION

0 2 4 8 12

Meritage Homes

LiVE.NOW. MOVE SOONER. LIVE BETTER. WHY WAIT?

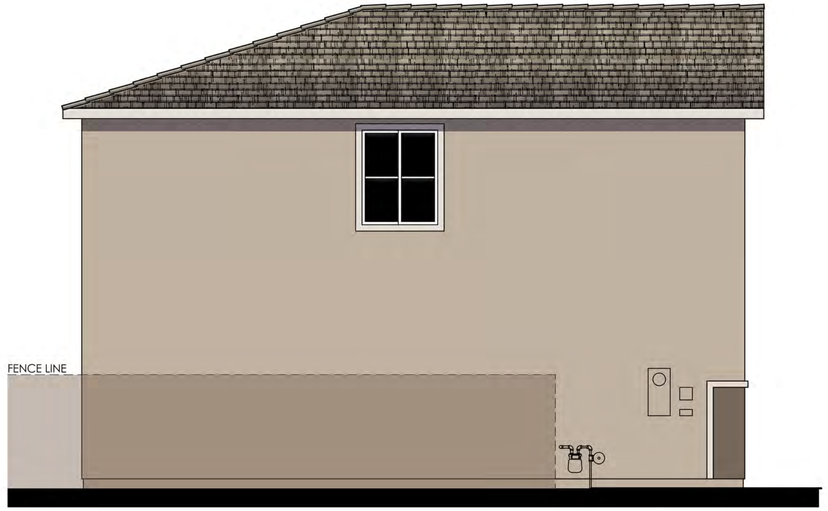
PIONEER AVE.
REDLANDS, CA

CLUSTER

06.07.2022
A-20

Kevin L. Crook **Architect** Inc #21134

C - RIGHT



D - REAR

COLOR SCHEME 15

PLAN 3424 "E"

FARMHOUSE ENHANCED ELEVATION

0 2 4 8 12

Meritage Homes

LiVE.NOW. MOVE SOONER. LIVE BETTER. WHY WAIT?

PIONEER AVE.
REDLANDS, CA

CLUSTER

06.07.2022
A-21

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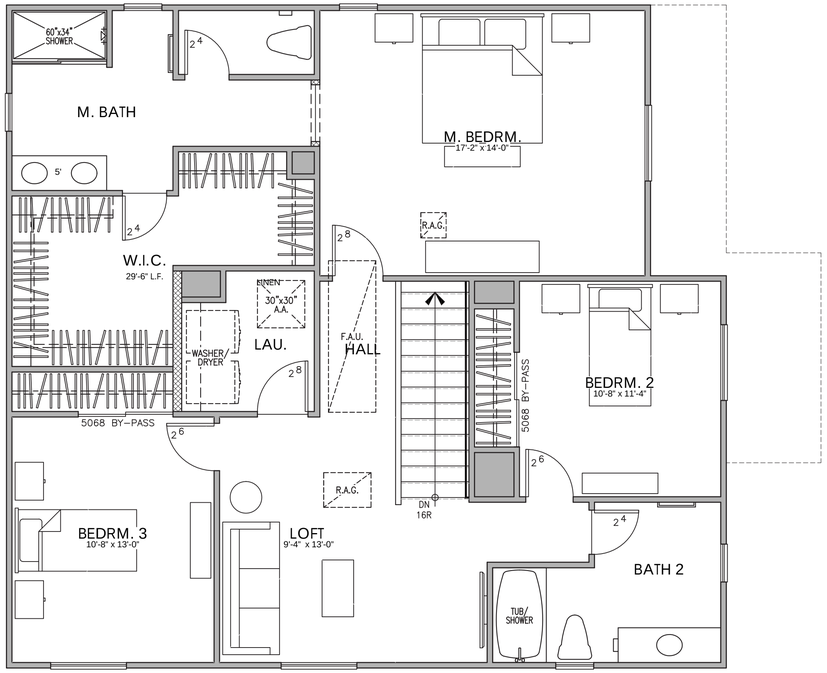
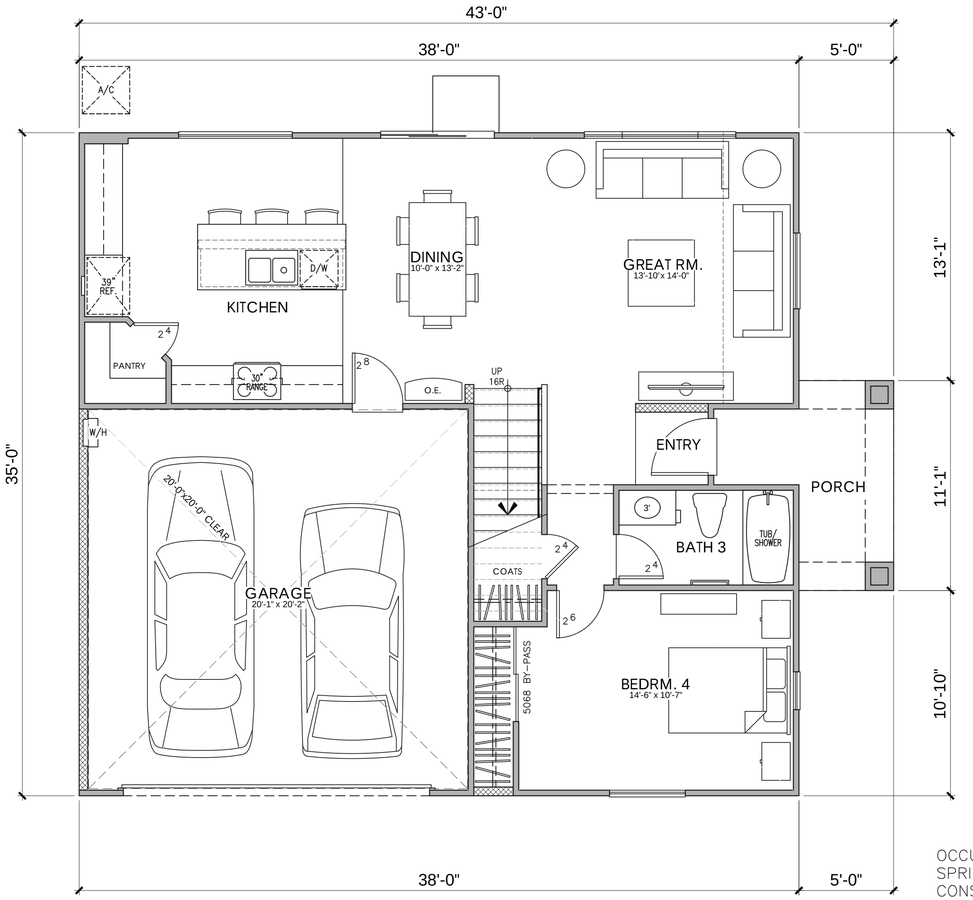


SECOND FLOOR PLAN



FIRST FLOOR PLAN

OCCUPANCY: R3/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB

PLAN 3825
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	893 SQ. FT.
SECOND FLOOR AREA	1,232 SQ. FT.
TOTAL DWELLING	2,125 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	419 SQ. FT.
PORCH	71 SQ. FT.

PLAN 3825
4 BEDROOM, 3 BATH, LOFT

0 2 4 8 12

Meritage Homes
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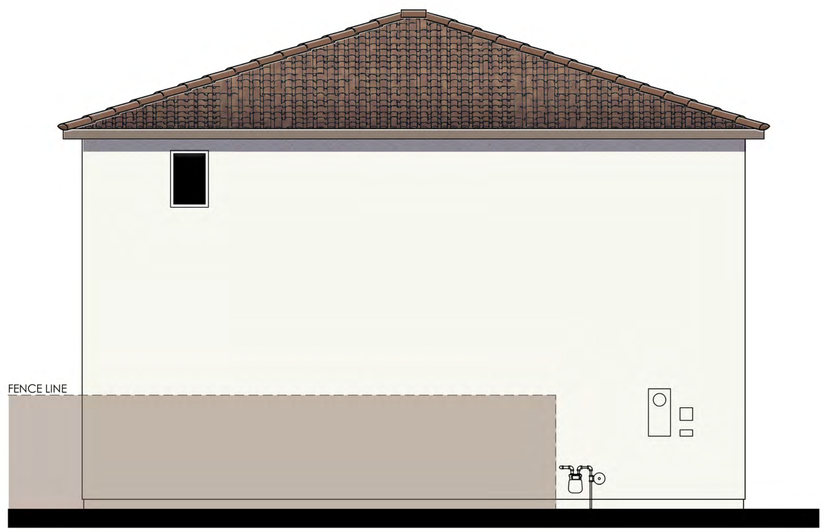
Refer to landscape drawings for wall, tree, and shrub locations

A- LEFT

B - FRONT

C - RIGHT



D - REAR

COLOR SCHEME 4

PLAN 3825 "B"

SANTA BARBARA ELEVATION

0 2 4 8 12

Meritage Homes

LIVE.NOW. MOVE SOONER. LIVE BETTER. WHY WAIT?

PIONEER AVE.
REDLANDS, CA

CLUSTER

06.07.2022
A-23

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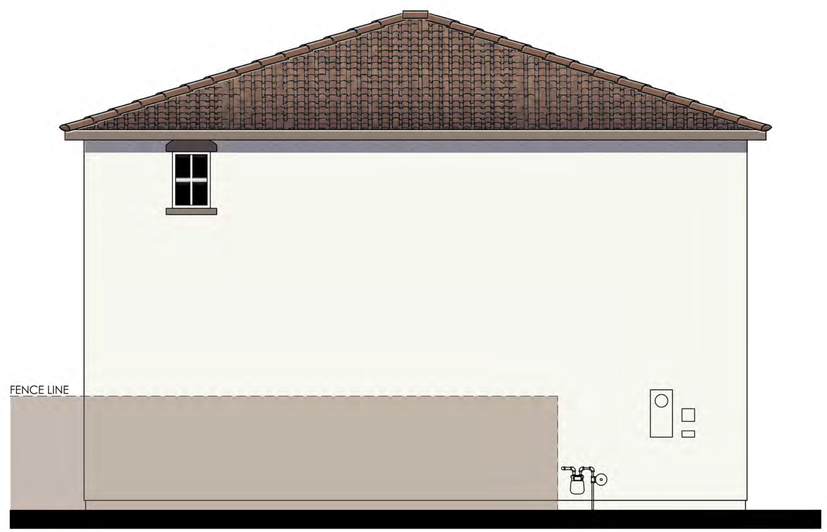
PLANNING + ARCHITECTURE

C - RIGHT



D - REAR

COLOR SCHEME 4

PLAN 3825 "B"

SANTA BARBARA ENHANCED ELEVATION

0 2 4 8 12

Meritage Homes

LiVE.NOW. MOVE SOONER. LIVE BETTER. WHY WAIT?

PIONEER AVE.
REDLANDS, CA

CLUSTER

06.07.2022
A-24

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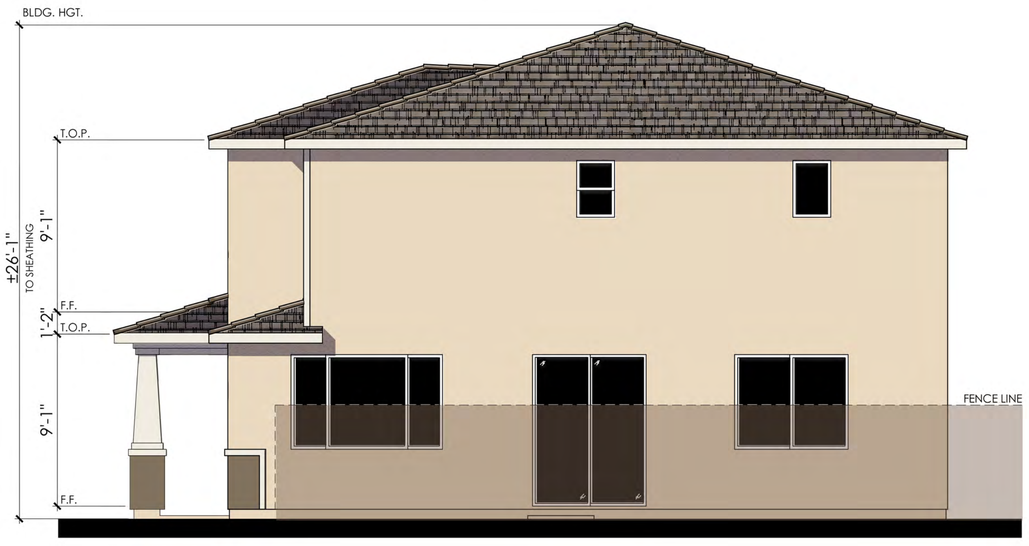
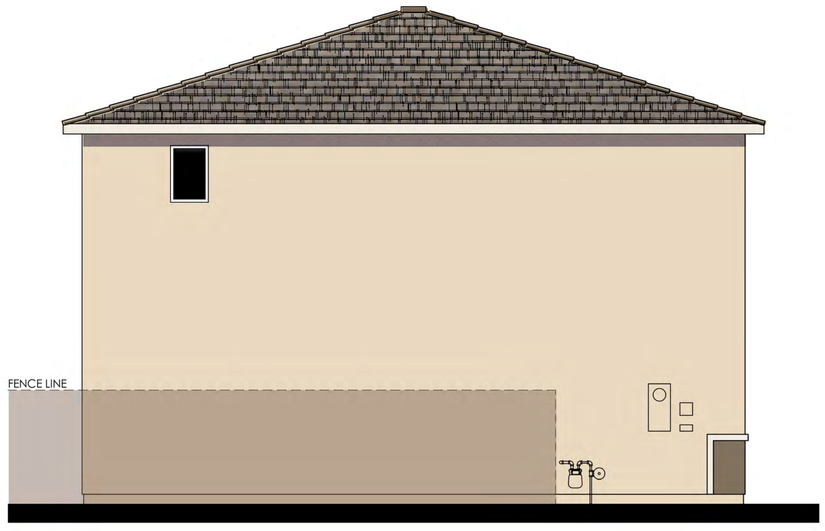
Refer to landscape drawings for wall, tree, and shrub locations

A- LEFT

B - FRONT





C - RIGHT

D - REAR

COLOR SCHEME 7

PLAN 3825 "C"

COASTAL ELEVATION

0 2 4 8 12

Meritage Homes

LiVE.NOW. MOVE SOONER. LIVE BETTER. WHY WAIT?

PIONEER AVE.
REDLANDS, CA

CLUSTER

06.07.2022
A-25

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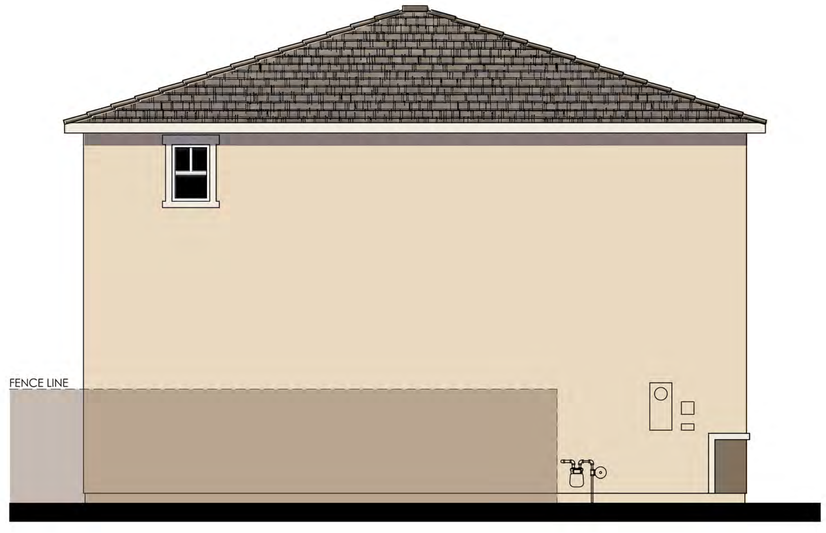
C - RIGHT



D - REAR

COLOR SCHEME 7

PLAN 3825 "C"

COASTAL ENHANCED ELEVATION

0 2 4 8 12

Meritage Homes

LiVE.NOW. MOVE SOONER. LIVE BETTER. WHY WAIT?

PIONEER AVE.
REDLANDS, CA

CLUSTER

06.07.2022
A-26

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Refer to landscape drawings for wall, tree, and shrub locations

A- LEFT

B - FRONT

C - RIGHT

D - REAR

COLOR SCHEME 13

PLAN 3825 "E"

FARMHOUSE ELEVATION

0 2 4 8 12

Meritage Homes

LiVE.NOW. MOVE SOONER. LIVE BETTER. WHY WAIT?

Redlands Regular meeting of 12-19-23

PIONEER AVE.
REDLANDS, CA

CLUSTER

06.07.2022
A-27

Kevin L. Crook **Architect** Inc #21134
PLANNING + ARCHITECTURE

C - RIGHT

D - REAR

COLOR SCHEME 13

PLAN 3825 "E"

FARMHOUSE ENHANCED ELEVATION

0 2 4 8 12

Meritage Homes

LiVE.NOW. MOVE SOONER. LIVE BETTER. WHY WAIT?

Redlands Regular meeting of 12-19-23

PIONEER AVE.
REDLANDS, CA

CLUSTER

06.07.2022
A-28

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PIONEER AVE.

REDLANDS, CA

JOB # 21134

CREATED 1/25/2022

"B" ELEVATIONS SANTA BARBARA	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO	1572	5/8 A 668	1627
STUCCO PAINT MATCH***	SW7757 HIGH REFLECTIVE WT	SW7001 MARSHMALLOW	SW7038 TONY TAUPE
FASCIA / TRIM	SW6074 SPALDING GRAY	SW2806 ROOKWOOD BROWN	SW7040 SMOKEHOUSE
GARAGE DOOR	SW6075 GARRET GRAY	SW2808 RKWD DARK BROWN	SW7040 SMOKEHOUSE
FRONT DOOR / SHUTTERS	SW9125 OLIVIA OSCURO	SW6236 GRAY'S HARBOR	SW2839 ROYCROFT COPPER RED
GABLE END DETAIL	SW6061 TANBARK	SW6061 TANBARK	SW6061 TANBARK
EAGLE ROOF: "S" TILE MALIBU	2702 CALABAR BLEND	2702 CALABAR BLEND	2702 CALABAR BLEND
BORAL ROOF: "S" TILE VILLA	1VICS7970 RED CASTLE	1VICS7970 RED CASTLE	1VICS7970 RED CASTLE
GUTTERS:	**WOOD BEIGE**	**RUSTIC**	**RUSTIC**

"C" ELEVATIONS COASTAL	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO	1557	1631	1539
STUCCO PAINT MATCH***	SW7573 EAGLET BEIGE	SW6086 SAND DUNE	SW7646 FIRST STAR
SECONDARY STUCCO	SW6151 QUIVER TAN	SW6067 MOCHA	SW9170 ACIER
FASCIA / TRIM	SW7551 GREEK VILLA	SW7004 SNOWBOUND	SW7005 PURE WHITE
LAP SIDING / GARAGE DOOR	SW9117 URBAN JUNGLE	SW6088 NUTHATCH	SW7673 PEWTER CAST
FRONT DOOR / SHUTTERS	SW7745 MUDDLED BASIL	SW2837 AURORA BROWN	SW7069 IRON ORE
EAGLE ROOF: FLAT BEL AIR	4880 SHASTA BLEND	4880 SHASTA BLEND	4880 SHASTA BLEND
BORAL ROOF: FLAT COUNTRY SLATE	1FECY4070 SEA PEARL BLEND	1FECY4070 SEA PEARL BLEND	1FECY4070 SEA PEARL BLEND
GUTTERS:	**SATIN**	**SATIN**	**SATIN**

"E" ELEVATIONS FARMHOUSE	SCHEME 13	SCHEME 14	SCHEME 15
STUCCO	1577	1502	1527
STUCCO PAINT MATCH***	SW7052 - GRAY AREA	SW7571 - CASA BLANCA	SW7037 - BALANCED BEIGE
SECONDARY STUCCO	SW7053 ADAPTIVE SHADE	SW6150 UNIVERSAL KHAKI	SW7514 FOOTHILLS
BOARD & BATTEN SIDING	SW7044 AMAZING GRAY	SW9117 URBAN JUNGLE	SW7517 RIVERS EDGE
FASCIA / TRIM / GARAGE DOOR	SW7042 SHOJI WHITE	SW7105 PAPERWHITE	SW7028 INCREDIBLE WHITE
FRONT DOOR	SW7047 PORPOISE	SW7054 OAK LEAF BROWN	SW7515 HOMESTEAD BROWN
SHUTTERS	SW7645 THUNDER GRAY	SW7061 NIGHT OWL	SW6237 DARK NIGHT
EAGLE ROOF: SHAKE PONDEROSA	5880 SHASTA BLEND	5880 SHASTA BLEND	5880 SHASTA BLEND
BORAL ROOF: SHAKE	1FBCJ0300 BRONZE PEARL BLD	1FBCJ0300 BRONZE PEARL BLD	1FBCJ0300 BRONZE PEARL BLD
GUTTERS:	**LINEN**	**LINEN**	**CHAMPAGNE**

STUCCO:	OMEGA
PAINT:	SHERWIN WILLIAMS
CONCRETE ROOF:	EAGLE
CONCRETE ROOF:	BORAL
VENEER:	CULUTRED STONE

Meritage Homes

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ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.
** FOR PHOTOSHOP & RENDERING PURPOSES ONLY, DO NOT USE IN THE FIELD

TODAS LAS TAPAJUNTAS, CAÑALERAS, CAñALONES, ETC.SERAN PINTADOS PARA **IGUALAR** A LA SUPERFICIE DE JUNTO
TODAS LAS RESTAURAS DE PINTURA SE CORTARAN EN LAS ESQUINAS INTERIORES
**SOLO PARA FINES DE PHOTOSHOP Y REPRESENTACIONES, NO USAR EN EL CAMPO

WRITTEN COLOR SCHEMES

SANTA BARBARA
SCHEME #4

Meritage Homes
DATE: JUN. 24, 2021

PIONEER AVE.
REDLANDS, CA

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SANTA BARBARA
SCHEME #5

Meritage Homes
DATE: JUN. 24, 2021

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REDLANDS, CA

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SANTA BARBARA
SCHEME #6

Meritage Homes
DATE: JUN. 24, 2021

PIONEER AVE.
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COLOR BOARDS - “C” SANTA BARBARA

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

COASTAL
SCHEME #7

Meritage Homes
DATE: JUN. 24, 2021

PIONEER AVE.
REDLANDS, CA

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JOB #21134

COASTAL
SCHEME #8

Meritage Homes
DATE: JUN. 24, 2021

PIONEER AVE.
REDLANDS, CA

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JOB #21134

COASTAL
SCHEME #9

Meritage Homes
DATE: JUN. 24, 2021

PIONEER AVE.
REDLANDS, CA

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
JOB #21134

COLOR BOARDS - “C” COASTAL

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

FARMHOUSE
SCHEME #13

Meritage Homes
DATE: JUN. 24, 2021

PIONEER AVE.
REDLANDS, CA

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JOB #21134

FARMHOUSE
SCHEME #14

Meritage Homes
DATE: JUN. 24, 2021

PIONEER AVE.
REDLANDS, CA

Kevin L. Crook Architect Inc
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JOB #21134

FARMHOUSE
SCHEME #15

Meritage Homes
DATE: JUN. 24, 2021

PIONEER AVE.
REDLANDS, CA

Kevin L. Crook Architect Inc
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JOB #21134

COLOR BOARDS - “E” FARMHOUSE

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

PRELIMINARY TREE PALETTE

STREET TREE — 81

ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE STANDARD — 24" BOX
-- EVERGREEN, MODERATE GROWTH 20' - 30' HEIGHT & 15' - 20' SPREAD

BAUHINIA VARIEGATA / PURPLE ORCHID TREE — 24" BOX
-- SEMI-EVERGREEN, FAST GROWTH 20' - 35' HEIGHT & SPREAD

CHIONANTHUS RETUSUS / CHINESE FRINGE TREE — 24" BOX
-- DECIDUOUS, MODERATE GROWTH 18' - 25' HEIGHT & 10' - 25' SPREAD

GEIJERA PARVIFLORA / AUSTRALIAN WILLOW — 24" BOX
-- EVERGREEN, FAST GROWTH 20' - 30' HEIGHT & 15' - 20' SPREAD

LOPHOSTEMON CONFERTUS / BRISBANE BOX — 24" BOX
-- EVERGREEN, MODERATE GROWTH 35' - 45' HEIGHT & 25' - 35' FT SPREAD

PODOCARPUS HENKELII / LONG LEAFED YELLOW WOOD — 24" BOX
-- EVERGREEN, MODERATE GROWTH 25' - 40' HEIGHT & 12' - 18' SPREAD

COMMON AREA / PARK TREE — 75

ARBUTUS UNEDO / STRAWBERRY TREE — 24" BOX
-- EVERGREEN, MODERATE GROWTH 15' - 30' HEIGHT & SPREAD

BAUHINIA VARIEGATA / PURPLE ORCHID TREE — 24" BOX
-- SEMI-EVERGREEN, FAST GROWTH 20' - 35' HEIGHT & SPREAD

CELTIS RETICULATA / NETLEAF HACKBERRY — 24" BOX
-- DECIDUOUS, SLOW GROWTH 25' - 30' HEIGHT & SPREAD

GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY MAIDENHAIR TREE — 24" BOX
-- DECIDUOUS, SLOW GROWTH 40' - 50' HEIGHT & 20' - 25' SPREAD

KOELREUTERIA PANICULATA / GOLDEN RAIN TREE — 24" BOX
-- DECIDUOUS, SLOW GROWTH 20' - 25' HEIGHT & SPREAD

PINUS CANARIENSIS / CANARY ISLAND PINE — 24" BOX
-- EVERGREEN, FAST GROWTH 50' - 80' HEIGHT & 20' - 35' SPREAD

QUERCUS VIRGINIANA 'HERITAGE' / HERITAGE SOUTHERN LIVE OAK — 36" BOX
-- EVERGREEN, MODERATE GROWTH 40' - 60' HEIGHT & SPREAD

FRONT YARD TREE — 93

BAUHINIA VARIEGATA / PURPLE ORCHID TREE — 24" BOX
-- SEMI-EVERGREEN, FAST GROWTH 20' - 35' HEIGHT & SPREAD

CERCIS CANADENSIS 'FOREST PANSY' / FOREST PANSY EASTERN REDBUD — 24" BOX
-- DECIDUOUS, MODERATE GROWTH 20' HEIGHT & 25' SPREAD

LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE' / MUSKOGEE CRAPE MYRTLE — 24" BOX
-- DECIDUOUS, MODERATE GROWTH 15' - 20' HEIGHT & 15' SPREAD

LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA' / TUSCARORA CRAPE MYRTLE — 24" BOX
-- DECIDUOUS, MODERATE GROWTH 15' HEIGHT & SPREAD

PRELIMINARY PLANT PALETTE

HOA MAINTAINED

CITY MAINTAINED

GROUND COVERS

BACCHARIS PILULARIS 'PIGEON POINT' / PIGEON POINT COYOTE BRUSH
-- 5 GAL; 1' - 2' HEIGHT & 8' - 10' SPREAD
-- 36" O.C. SPACING

CAREX DIVULSA / EUROPEAN GREY SEDGE
-- 1 GAL; 1' - 2' HEIGHT & SPREAD
-- 18" O.C. SPACING
-- PLANT 12" FROM SIDEWALK

COTONEASTER DAMMERI / BEARBERRY COTONEASTER
-- 1 GAL; 9" - 1' HEIGHT & 6' SPREAD
-- 36" O.C. SPACING

FESTUCA X 'SISKIYOU BLUE' / SISKIYOU BLUE FESCUE
-- 1 GAL; 1' - 2' HEIGHT & SPREAD
-- 12" O.C. SPACING

LONICERA JAPONICA 'HALLIANA' / HALLS HONEYSUCKLE FLOWERING GROUNDCOVER
-- 3' - 6' SPREAD
-- 12" O.C. SPACING
-- NOTE: MAINTENANCE TO SHEER DOWN TO LESS THAN 12" EVERY WEEK.

MYOPORUM X 'PACIFICUM' / PACIFICA MYOPRORUM
-- 1 GAL; 2' - 3' HEIGHT & 15' - 30' SPREAD
-- 36" O.C. SPACING

ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY
-- 1 GAL; 1' - 2' HEIGHT & 8' SPREAD
-- 24" O.C. SPACING

TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE
-- 1 GAL; 1.5' - 2' HEIGHT & 3' - 6' SPREAD
-- 18" O.C. SPACING

TURF

TURF SOD / DROUGHT TOLERANT FESCUE BLEND

PLANTING NOTE

(A) SHRUBS WITHIN THE CORNER CUT-OFF AREA SHOULD BE LIMITED TO A HEIGHT OF 3' AND TREES SHALL BE TRIMMED BELOW 6' TO ENSURE THAT THERE ARE NO VISUAL OBSTRUCTIONS.

PRELIMINARY PLANT PALETTE

HOA MAINTAINED

CITY MAINTAINED

SHRUBS

ACHILLEA MILLEFOLIUM 'ACBZ0002' / LITTLE MOONSHINE COMMON YARROW
-- 1 GAL; 1' HEIGHT & SPREAD

CAESALPINIA GILLIESII / YELLOW BIRD OF PARADISE
-- 5 GAL; 7' - 10' HEIGHT & SPREAD

CAESALPINIA MEXICANA / MEXICAN BIRD OF PARADISE
-- 15 GAL; 10' - 16' HEIGHT & 4' - 6' SPREAD

CALLISTEMON VIMINALIS `LITTLE JOHN` / DWARF WEEPING BOTTLEBRUSH
-- 5 GAL; 3' HEIGHT & 5' SPREAD

CALLISTEMON VIMINALIS 'LJ1' TM / BETTER JOHN BOTTLEBRUSH
-- 5 GAL; 2' - 3' HEIGHT & 3' SPREAD

CISTUS CRISPATUS `WARLEY ROSE` / ROCKROSE
-- 5 GAL; 2' HEIGHT & 4' SPREAD

CISTUS X SKANBERGII / CORAL ROCKROSE
-- 5 GAL; 2' - 3' HEIGHT & SPREAD

DIANELLA TASMANICA `VARIEGATA` / VARIEGATED FLAX LILY
-- 5 GAL; 42" HEIGHT & 1' SPREAD

DIETES BICOLOR / FORTNIGHT LILY
-- 5 GAL; 2' - 3' HEIGHT & SPREAD

SHRUBS

ELAEAGNUS PUNGENS / THORNY ELEAGNUS
-- 5 GAL; 10' - 15' HEIGHT & SPREAD

HESPERALOE PARVIFLORA 'PERPA' TM / BRAKELIGHTS RED YUCCA
-- 5 GAL; 2' - 3' HEIGHT & SPREAD

LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE
-- 5 GAL; 6' - 8' HEIGHT & SPREAD

LIGUSTRUM JAPONICUM `TEXANUM` / WAX LEAF PRIVET
-- 5 GAL; 6' - 8' HEIGHT & 4' - 6' SPREAD

LOMANDRA LONGIFOLIA `BREEZE` / DWARF MAT RUSH
-- 5 GAL; 2' - 3' HEIGHT & 2' - 4' SPREAD

MUHLENBERGIA CAPILLARIS 'LENCA' TM / REGAL MIST PINK MUHLY GRASS
-- 5 GAL; 4' HEIGHT & 3' SPREAD

MUHLENBERGIA DUBIA / PINE MUHLY
-- 5 GAL; 2' - 3' HEIGHT & SPREAD

NANDINA DOMESTICA 'GULF STREAM' TM / GULF STREAM HEAVENLY BAMBOO
-- 5 GAL; 3' - 4' HEIGHT & 1' - 2' SPREAD

SHRUBS

PARTHENOCISSUS TRICUSPIDATA / BOSTON IVY
-- 5 GAL; 30' - 50' HEIGHT & 5' - 10' SPREAD
-- 10' O.C. SPACING

PHOTINIA X FRASERI 'COMPACTA' / COMPACT PHOTINIA
-- 5 GAL; 5' HEIGHT & SPREAD

PITTOSPORUM TOBIRA 'TURNER'S VARIEGATED DWARF' / VARIEGATED DWARF PITTOSPORUM
-- 5 GAL; 2.5' HEIGHT & 2' - 3' SPREAD

RHAPHIOLEPIS INDICA `CLARA` / CLARA INDIAN HAWTHORN
-- 5 GAL; 3' - 5' HEIGHT & 4' - 6' SPREAD

RHAPHIOLEPIS UMBELLATA 'MINOR' TM / GULF GREEN INDIAN HAWTHORN
-- 5 GAL; 2' - 3' HEIGHT & SPREAD

RHAPHIOLEPIS UMBELLATA 'RUTRHAPH1' TM / SOUTHERN MOON YEDDA HAWTHORN
-- 5 GAL; 5' - 6' HEIGHT & 6' - 8' SPREAD

ROMNEYA COULTERI / MATILIJA POPPY
-- 5 GAL; 3' - 5' HEIGHT & 6' - 8' SPREAD

ROSA X 'ICEBERG' / ICEBERG FLORIBUNDA ROSE
-- 5 GAL; 3' HEIGHT & 4' SPREAD

SHRUBS

SALVIA CLEVELANDII `ALLEN CHICKERING` / CLEVELAND SAGE
-- 5 GAL; 4' - 5' HEIGHT & SPREAD

SALVIA GREGGII `RED` / AUTUMN SAGE
-- 1 GAL; 2' - 4' HEIGHT & 2' - 3' SPREAD

SALVIA LEUCANTHA / MEXICAN BUSH SAGE
-- 5 GAL; 3' - 4' HEIGHT & 4' - 6' SPREAD

TECOMA X 'GOLD STAR' / DWARF YELLOW BELLS
-- 15 GAL; 3' - 4' HEIGHT & SPREAD

WESTRINGIA FRUTICOSA `MUNDI` / MUNDI COAST ROSEMARY
-- 5 GAL; 1' - 2' HEIGHT & 4' - 6' SPREAD

WESTRINGIA FRUTICOSA `WYNABBIE GEM` / WYNABBIE GEM COAST ROSEMARY
-- 5 GAL; 6' - 8' HEIGHT & 4' - 6' SPREAD

LEGEND

1. V-DITCH
2. TURF AREA WITH MOW CURB
3. BOCCE BALL COURT WITH BENCHES AND TRASH RECEPTACLES
4. DECORATIVE PILASTERS
5. LOT F - BASIN
6. 8-FOOT-WIDE TRAIL
7. BENCHES
8. TRASH RECEPTACLE AND PET WASTE STATION
9. MOW CURB
10. PARKING LOT

CONCEPTUAL LANDSCAPE PLAN

PIONEER AVENUE - TTM NO. 20528

REDLANDS, CA

0 40 80 120 160 feet

SCALE: 1" = 40'

MLC HOLDINGS, INC.
5 Peters Canyon Road, Suite 310, Irvine, CA 92606
Phone: 949 - 299 - 3847 Contact: Johanna Crooker

BGB | DESIGN GROUP
Landscape Architecture Planning Urban Design
3185 C1 Airway Avenue Costa Mesa, CA 92626
O: 714 545 2898 F: 714 545 2878 bgb-inc.com

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08/25/2023

WATER EFFICIENT LANDSCAPE WORKSHEET

Project: ***Pioneer - Redlands (Preliminary) - HOA***

REFERENCE EVAPORATION (Eto): 57 ETAF: 0.55 POINT OF CONNECTION # A

Hydrozone # / Planting Description *	Plant Factor (PF)	Irrigation Method **	Irrigation Efficiency (IE) ***	ETAF (PF / IE)	Landscape Area (Sq. Ft.)	ETAF x Landscape Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
A / LOW SHRUB	0.2	DRIP	0.81	0.25	80,214	19,806	699,941
B / MED SHRUB	0.5	DRIP	0.81	0.62	0	0	0
C/ LOW TREE	0.2	BUBBLER	0.8	0.25	0	0	0
D/ MED TREE	0.5	BUBBLER	0.8	0.63	0	0	0
E/ LOW SLOPE BASIN	0.2	SPRAY	0.75	0.27	0	0	0
F/ MED SLOPE BOTTOM	0.5	SPRAY	0.75	0.67	0	0	0
G/ HIGH TURF	0.8	SPRAY	0.75	1.07	6,273	6,691	236,467
				Totals	86,487	26,497	936,408
					(A)	(B)	
Special Landscape Areas							
turf				1	0	0	0
N/A				1	0	0	0
N/A				1	0	0	0
				TOTALS	0	0	0
					(C)	(D)	
						ETWU Total	936,408
						Maximum Allowed Water Allowance	1,681,048

* Hydrozone # / Planting Description E.g
1) Front Lawn
2) Low Water use Plantings
3) Medium Water use Planting

** Irrigation Method
Overhead Spray or Drip

*** Irrigation
0.75 for Spray
0.81 for Drip

Formulas Used:

MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA)+((1-ETAF) x SLA)]
Where 0.62 is a conversion factor that converts acre inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for nonresidential

**** ETWU (Annual Gallons Required) Eto x 0.62 x ETAF x Area
Where 0.62 is a conversion factor that converts acreinches per acre per year to gallons per square foot peryear.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)	26,497
Total Area	(A)	86,487
Average ETAF	B ÷ A	0.31

All Landscape Areas

Total ETAF x Area	(B+D)	26,497
Total Area	(A+C)	86,487
Sitewide ETAF	(B+D) ÷ (A+C)	0.31

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

WATER EFFICIENT LANDSCAPE WORKSHEET

Project: ***Pioneer - Redlands (Preliminary) - CITY***

REFERENCE EVAPORATION (Eto): 57 ETAF: 0.55 POINT OF CONNECTION # B

Hydrozone # / Planting Description *	Plant Factor (PF)	Irrigation Method **	Irrigation Efficiency (IE) ***	ETAF (PF / IE)	Landscape Area (Sq. Ft.)	ETAF x Landscape Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
A / LOW SHRUB	0.2	DRIP	0.81	0.25	60,548	14,950	528,337
B / MED SHRUB	0.5	DRIP	0.81	0.62	0	0	0
C/ LOW TREE	0.2	BUBBLER	0.8	0.25	0	0	0
D/ MED TREE	0.5	BUBBLER	0.8	0.63	0	0	0
E/ LOW SLOPE BASIN	0.2	SPRAY	0.75	0.27	5,838	1,557	55,017
F/ MED SLOPE BOTTOM	0.5	SPRAY	0.75	0.67	11,000	7,333	259,160
G/ HIGH TURF	0.8	SPRAY	0.75	1.07	0	0	0
				Totals	77,386	23,840	528,337
					(A)	(B)	
Special Landscape Areas							
turf				1	0	0	0
N/A				1	0	0	0
N/A				1	0	0	0
				TOTALS	0	0	0
					(C)	(D)	
						ETWU Total	528,337
						Maximum Allowed Water Allowance	1,504,152

* Hydrozone # / Planting Description E.g
1) Front Lawn
2) Low Water use Plantings
3) Medium Water use Planting

** Irrigation Method
Overhead Spray or Drip

*** Irrigation
0.75 for Spray
0.81 for Drip

Formulas Used:

MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA)+((1-ETAF) x SLA)]
Where 0.62 is a conversion factor that converts acre inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for nonresidential

**** ETWU (Annual Gallons Required) Eto x 0.62 x ETAF x Area
Where 0.62 is a conversion factor that converts acreinches per acre per year to gallons per square foot peryear.

ETAF Calculations

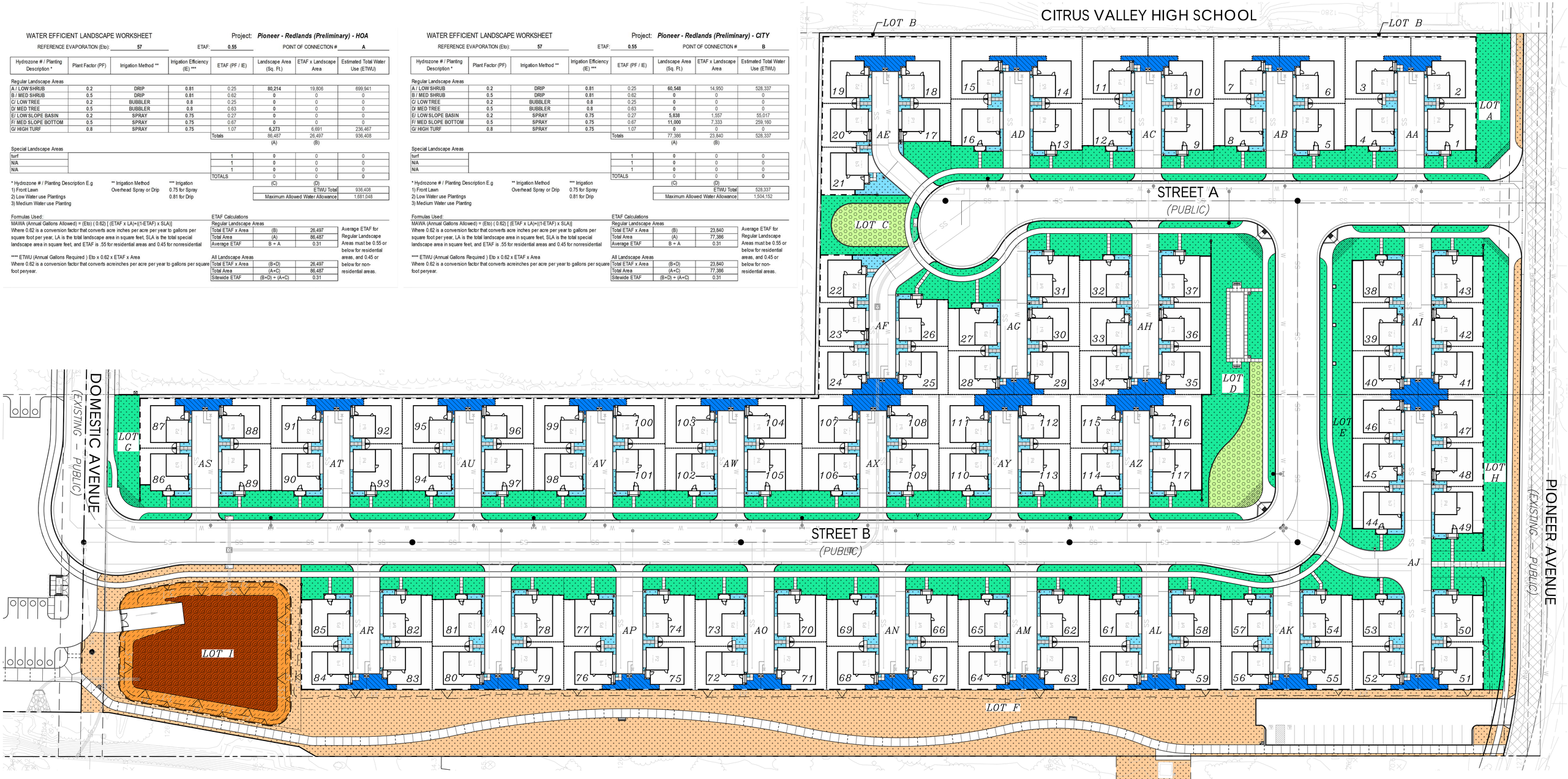
Regular Landscape Areas

Total ETAF x Area	(B)	23,840
Total Area	(A)	77,386
Average ETAF	B ÷ A	0.31

All Landscape Areas

Total ETAF x Area	(B+D)	23,840
Total Area	(A+C)	77,386
Sitewide ETAF	(B+D) ÷ (A+C)	0.31

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



HYDROZONE LEGEND - HOA MAINTAINED

SYMBOL	DESCRIPTION	QTY
	HYDROZONE A LOW WATER USE - DRIP IRRIGATION	80,214 SF
	HYDROZONE G HIGH WATER USE - TURF SPRAY	6,273 SF

NOTE: THIS IS A PRELIMINARY WATER USE AND CALCULATIONS. SUBJECT TO CHANGE WITH FINALIZED PLANTING.

HYDROZONE LEGEND - CITY MAINTAINED

SYMBOL	DESCRIPTION	QTY
	HYDROZONE A LOW WATER USE - DRIP IRRIGATION	60,548 SF
	HYDROZONE E LOW WATER USE - SHRUB SPRAY (BASIN - SLOPE)	5,838 SF
	HYDROZONE F MEDIUM WATER USE - SHRUB SPRAY (BASIN - BOTTOM)	11,000 SF

NOTE: THIS IS A PRELIMINARY WATER USE AND CALCULATIONS. SUBJECT TO CHANGE WITH FINALIZED PLANTING.

HYDROZONE LEGEND - HOA MAINTAINED

SYMBOL	DESCRIPTION
	HYDROZONE A LOW WATER USE - DRIP IRRIGATION
	HYDROZONE B MEDIUM WATER USE - DRIP IRRIGATION

NOTE: IRRIGATION IS PRIVATELY IRRIGATED, LANDSCAPE IS HOA MAINTAINED

WATER USE PLAN & CALCS

PIONEER AVENUE - TTM NO. 20528

REDLANDS, CA

0 40 80 120 160 feet

SCALE: 1" = 40'

MLC HOLDINGS, INC.
5 Peters Canyon Road, Suite 310, Irvine, CA 92606
Phone: 949 - 299 - 3847 Contact: Johanna Crooker

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08/25/2023

WALL & FENCE LEGEND

SYMBOL		DESCRIPTION	QTY
	W-01	8'-0" HIGH SOUND PERIMETER BLOCK WALL	1,080 LF
	W-02	6'-0" HIGH PERIMETER BLOCK WALL	2,157 LF
	W-03	6'-0" HIGH INTERIOR BLOCK WALL	569 LF
	W-04	6'-0" HIGH VINYL FENCE	5,199 LF
	W-05	6'-0" HIGH VINYL FENCE ON MOW CURB	540 LF
	W-06	3'-0" HIGH LOW BLOCK WALL	134 LF
	W-07	6'-0" HIGH TUBULAR STEEL FENCE	612 LF
▪	W-08	42" HIGH - 16" SQ. BLOCK PILASTER	10
◺	W-09	4'-0" WIDE SIDEYARD GATE	117
	W-10	VEHICULAR MAINTENANCE ACCESS GATES	2

NOTE:
ALL BLOCK WALLS TO RECEIVE ANTI-GRAFFITI COATING AND / OR PLANTING (I.E. PARTHENOCISSUS TRICUSPIDATA AT 10FT O.C. SPACING)

REFERENCE LEGEND

SYMBOL	DESCRIPTION
R-01	SHRUBS WITHIN THE CORNER CUT-OFF AREA SHOULD BE LIMITED TO A HEIGHT OF 3' AND TREES SHALL BE TRIMMED BELOW 6' TO ENSURE THAT THERE ARE NO VISUAL OBSTRUCTIONS.

CITRUS VALLEY HIGH SCHOOL

LOT B

LOT B

STREET A
(PUBLIC)

STREET B
(PUBLIC)

DOMESTIC AVENUE
(EXISTING – PUBLIC)

PIONEER AVENUE
(EXISTING – PUBLIC)

LOT A

LOT C

LOT D

LOT E

LOT F

LOT H

LOT I
TOP=1264.0
BOTTOM=1259.5

AA AB AC AD AE AF AG AH AI AJ AK AL AM AN AO AP AQ AR AS AT AU AV AW AX AY AZ

PIONEER AVENUE - TTM NO. 20528

REDLANDS, CA

0 40 80 120 160 feet

SCALE: 1" = 40'

WALL & FENCE PLAN

MLC HOLDINGS, INC.
5 Peters Canyon Road, Suite 310, Irvine, CA 92606
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08/25/2023

TENTATIVE TRACT MAP NO. 20528
FOR SINGLE FAMILY RESIDENTIAL PURPOSES

CITY OF REDLANDS,
IN THE COUNTY OF SAN BERNARDINO,
STATE OF CALIFORNIA

PLAN CONTROL - SUBMITTAL #4

LEGAL DESCRIPTION

PRELIMINARY TITLE REPORT NO. 6591020-A

REAL PROPERTY IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING IN THE CENTER OF SAID SECTION, 1313.2 FEET NORTH OF THE QUARTER SECTION POST IN THE SOUTH LINE OF SAID SECTION; THENCE EAST 330 FEET; THENCE NORTH 0 DEGREES 30' WEST 1320 FEET; THENCE WEST 330 FEET; THENCE SOUTH 0 DEGREES 30' EAST, 1320 FEET TO THE POINT OF BEGINNING.

EXCEPTING ANY PORTION IN STREETS OR PUBLIC HIGHWAYS.

ALSO EXCEPTING THOSE PORTIONS CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED MAY 15, 1980, INSTRUMENT NO. 80-114621, OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID NORTHWEST 1/4 WITH THE NORTH LINE OF PIONEER AVENUE (63 FEET WIDE); THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 52' 13" EAST, 131.10 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY WITH A RADIUS OF 462 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 18 DEGREES 30' 29", A DISTANCE OF 133.11 FEET TO SAID WEST LINE; THENCE ALONG SAID WEST LINE SOUTH 0 DEGREES 39' 45" EAST 19.04 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID NORTHWEST 1/4 WITH THE SOUTH LINE OF DOMESTIC AVENUE (40 FEET WIDE); THENCE ALONG SAID WEST LINE SOUTH 0 DEGREES 39' 45" EAST 195.19 FEET; THENCE NORTH 29 DEGREES 43' 15" EAST 16.52 FEET; THENCE NORTH 9 DEGREES 39' 57" EAST 177.70 FEET; THENCE NORTH 0 DEGREES 10' 18" WEST 5.39 FEET TO SAID SOUTH LINE; THENCE ALONG SAID SOUTH LINE NORTH 89 DEGREES 37' 52" WEST 40.27 FEET TO THE POINT OF BEGINNING.

APN: 0167-061-01

PRELIMINARY TITLE REPORT NO. 0131-625320ala

REAL PROPERTY IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE SOUTH ONE-HALF OF THE FOLLOWING DESCRIBED PROPERTY:

PORTION OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTER LINE OF SAID SECTION 16, DISTANT 1313.2 FEET NORTH FROM THE QUARTER SECTION POST ON THE SOUTH LINE OF SAID SECTION;

THENCE EAST 330 FEET FOR POINT OF BEGINNING;

THENCE NORTH 0° 30' WEST, 1320 FEET;

THENCE EAST 330 FEET;

THENCE SOUTH 0° 30' EAST, 1320 FEET;

THENCE WEST 330 FEET TO THE POINT OF BEGINNING.

APN: 0167-061-03-0-000

EXISTING EASEMENTS

ITEM LETTERS INDICATED WITH A HEXAGON (⟨⟩) REFLECT ITEMS WHICH ARE PLOTTED HEREON:

⟨A⟩ AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON RECORDED NOVEMBER 18, 1954, IN BOOK 3509, PAGE 400, OFFICIAL RECORDS.

B AN EASEMENT FOR PIPE LINE PURPOSES IN FAVOR OF ANNA K. FINKBEINER, JEANNE E. RONZONE, AND AUGUSTA SCHACHT, RECORDED DECEMBER 8, 1933, IN BOOK 920, PAGE 378, OFFICIAL RECORDS (AFFECTS SUBJECT PROPERTY, NOT LOCATABLE FROM RECORD).

C AN EASEMENT FOR PIPE LINE PURPOSES IN FAVOR OF C.S. LOMBARD RECORDED JUNE 2, 1990, IN BOOK 286, PAGE 264, OFFICIAL RECORDS (AFFECTS SUBJECT PROPERTY, NOT LOCATABLE FROM RECORD).

PROPOSED EASEMENTS

⟨1⟩ PUBLIC UTILITY AND ACCESS OVER LOT F FOR PUBLIC TRAIL USE & CITY WELL ACCESS

⟨2⟩ PUBLIC STORM DRAIN EASEMENT OVER TRACT 20336

BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS "R-4", ELEVATION 1263.032' (NGVD29)

2" BRASS DISK IN TOP OF CONCRETE MANHOLE RIM QUARTER MILE NORTH OF PIONEER AVE. 60.0' +/- EAST OF ROUTE 30 EAST OF RIGHT-OF-WAY FENCE.

UTILITIES AND SERVICES

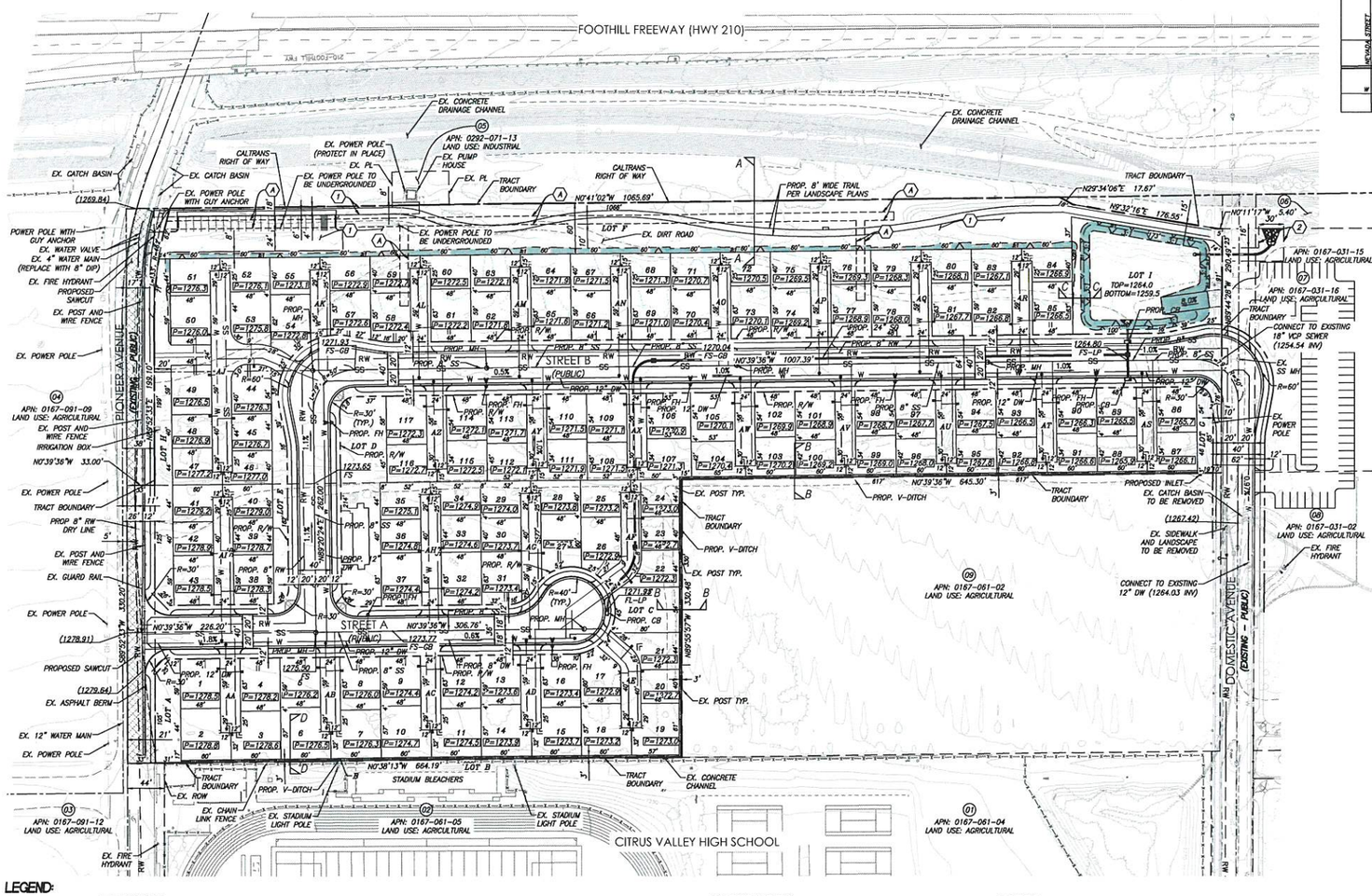
REDLANDS MUNICIPAL UTILITIES AND ENGINEERING DEPARTMENT	(909) 798-7516
CITY OF REDLANDS FIRE DEPARTMENT	(909) 798-7602
SOUTHERN CALIFORNIA EDISON COMPANY	(800) 655-4555
SOUTHERN CALIFORNIA GAS COMPANY	(877) 238-0092
VERIZON	(877) 288-9473

REDLANDS UNIFIED SCHOOL DISTRICT:

- ELEMENTARY SCHOOL – KINGSBURY ELEMENTARY SCHOOL
- MIDDLE SCHOOL – CLEMENT MIDDLE SCHOOL
- HIGH SCHOOL – CITRUS VALLEY HIGH SCHOOL

DATA TABLE

- ASSESSORS PARCEL NUMBER(S): 0167-061-01, 0167-061-03
- FEMA FLOOD ZONE: ZONE X
- FEMA FLOOD MAP: 06071C8704H
- NUMBER OF LOTS (SFR): 117
- NUMBER OF OPEN SPACE LOTS: 9
- AVERAGE LOT SIZE (SFR): 2,524 SF
- MINIMUM LOT SIZE (SFR): 1,920 SF
- EXISTING LAND USE: AGRICULTURAL
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
- EXISTING GENERAL PLAN DESIGNATION: COMMERCIAL/INDUSTRIAL
- EXISTING ZONING/SPECIFIC PLAN DESIGNATION: EVCSP (EAST VALLEY CORRIDOR SPECIFIC PLAN)
- PROPOSED GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL
- PROPOSED ZONING/SPECIFIC PLAN DESIGNATION: SP40 A 49 – BERGAMOT SPECIFIC PLAN
- TOTAL GROSS AREA: 14.62 AC
- TOTAL NET AREA: 11.45 (EXCLUDES PUBLIC STREETS)
- OPEN SPACE REQUIRED (20%): 2.92 AC
- OPEN SPACE PROVIDED (LOTS A–I): 3.01 (20% OF GROSS AREA)
- APPROXIMATE EARTHWORK QUANTITIES: 100,100 CY CUT; 85,500 CY FILL; 11,800 CY SHRINKAGE; 2,800 CY SUBSIDENCE; 0 CY IMPORT



VICINITY MAP
NOT TO SCALE

LEGEND:

- TRACT BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED PROPERTY LINE
- PROPOSED STREET CENTERLINE
- EXISTING RIGHT OF WAY
- W — PROPOSED DOMESTIC WATER
- SS — PROPOSED SANITARY SEWER
- PROPOSED STORM DRAIN
- W — EXISTING DOMESTIC WATER
- SS — EXISTING SANITARY SEWER
- EXISTING STORM DRAIN
- OHE — EXISTING OVERHEAD POWER LINE
- LOT A / P=1300.0 — LOT NUMBER/LETTER, PAD ELEVATION
- PROPOSED AC/AB PAVEMENT
- SLOPE (2:1 UNLESS NOTED OTHERWISE)
- CDFW DRAINAGE FEATURE
- CDFW JURISDICTIONAL LIMITS
- PROPOSED RIP RAP
- PROPOSED SAWCUT

SHEET INDEX

TENTATIVE MAP	1
LOT SUMMARY TABLE, TYPICAL SECTIONS, AND DETAILS	2

NOTES:

1) FOR SECTIONS AND TYPICAL STREET INTERSECTIONS SEE SHEET 2
2) SEE LANDSCAPE PLANS FOR WALL AND FENCE TYPE/LOCATIONS
3) ALL STREETS ARE TO BE DEDICATED AS PUBLIC
4) FOR ADJACENT PROPERTY OWNER INFORMATION SEE SHEET 2

NOTE: EXISTING UTILITY POLES WILL BE REMOVED AND OVERHEAD LINES WILL BE UNDERGROUND.

NOTE: ALL FIRE HYDRANTS ARE TO BE PUBLIC.

NOTE: ALL WATER MAINS IN MOTORCOURTS SHALL BE 8" MINIMUM.

60 0 30 60 120
SCALE 1"= 60'

GEOTECHNICAL ENGINEER:
PETRA GEOSCIENCES, INC.
40880 COUNTY CENTER DRIVE, SUITE M
TEMECULA, CA 92591
CONTACT: SIAMAK IAFROUDI (951) 600-9271

SEAL-DESIGN ENGINEER
REGISTERED PROFESSIONAL ENGINEER JEFFREY T. OGAWA No. 46049 Expiration 12-31-24 CIVIL STATE OF CALIFORNIA

OWNER:
MLC Holdings, Inc.
5 PETERS CANYON, SUITE 310
IRVINE, CA 92606
CONTACT: JOHANNA CROOKER (949) 299-3847

PREPARED BY:
HUTT-ZOLLARS Irvine
Hutt-Zollars, Inc.
2603 Main Street, Suite 400
Irvine, California 92614-4250
Phone (949) 988-5815 Fax (949) 988-5820

DESIGNED BY	HZ
DRAWN BY	ATS
CHECKED BY	JTO
DATE	8/30/23

CITY OF REDLANDS
TENTATIVE TRACT MAP NO. 20528
TENTATIVE MAP

SHEET 1 OF 2 SHEETS
JOB NO. R3143340.01

G:\R3143340.01 – MLC Redlands AUTA\10 CADD & BIM\10.13 Civil\Production\TM\TM.dwg, Layout: TM01, Aug 30 2023 2:18pm

PLAN CONTROL - SUBMITTAL #4

ADJACENT PROPERTY OWNERS

(01) APN: 0167-061-04
REDLANDS UNIFIED SCHOOL DISTRICT
ED: 07/20/2005

(02) APN: 0167-061-05
REDLANDS UNIFIED SCHOOL DISTRICT
ED: 08/11/2005

(03) APN: 0167-091-12
GROVES, TROJAN
ED: 02/28/1980

(04) APN: 0167-091-09
GROVES, TROJAN
ED: 02/28/1980

(05) APN: 0292-071-13
TENNESSEE WATER CO
ED: 01/22/2015

(06) APN: 0167-031-15
STATE OF CALIFORNIA
ED: 08/28/1981

(07) APN: 0167-031-16
MERITAGE HOMES OF CALIFORNIA, INC
ED: 07/19/2022

(08) APN: 0167-031-02
MERITAGE HOMES OF CALIFORNIA, INC
ED: 07/19/2022

(09) APN: 0167-061-02
LEE FAMILY 1992 LMNG TRUST/
FREE, FRANCES L AND FREE, SCOTT
ED: 10/26/2012

NUMBER LOT SUMMARY TABLE			
LOT	AREA (S.F.)	AREA (ACRE)	TYPE
1	2,832	0.07	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
2	3,325	0.08	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
3	3,135	0.07	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
4	3,024	0.07	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
5	2,832	0.07	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
6	3,328	0.08	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
7	3,138	0.07	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
8	3,024	0.07	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
9	2,832	0.07	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
10	3,331	0.08	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
11	3,140	0.07	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
12	3,024	0.07	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
13	2,832	0.07	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
14	3,334	0.08	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
15	3,143	0.07	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
16	3,027	0.07	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
17	2,653	0.07	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
18	3,337	0.08	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
19	3,180	0.07	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
20	1,843	0.04	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
21	2,549	0.06	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
22	2,282	0.05	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
23	1,837	0.04	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
24	2,224	0.05	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
25	2,292	0.05	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
26	3,050	0.07	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
27	3,189	0.07	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
28	2,100	0.05	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
29	2,292	0.05	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
30	1,920	0.04	SINGLE FAMILY RESIDENTIAL – MOTORCOURT

NUMBER LOT SUMMARY TABLE			
LOT	AREA (S.F.)	AREA (ACRE)	TYPE
31	3,004	0.07	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
32	3,024	0.07	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
33	2,112	0.05	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
34	2,100	0.05	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
35	2,292	0.05	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
36	1,920	0.04	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
37	3,024	0.07	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
38	2,832	0.07	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
39	2,112	0.05	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
40	2,100	0.05	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
41	2,292	0.05	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
42	1,920	0.04	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
43	2,832	0.07	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
44	2,724	0.06	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
45	2,112	0.05	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
46	2,100	0.05	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
47	2,292	0.05	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
48	1,920	0.04	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
49	2,832	0.07	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
50	2,832	0.07	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
51	2,292	0.05	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
52	2,100	0.05	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
53	2,966	0.07	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
54	3,167	0.07	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
55	2,292	0.05	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
56	2,100	0.05	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
57	2,651	0.06	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
58	2,793	0.06	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
59	2,292	0.05	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
60	2,100	0.05	SINGLE FAMILY RESIDENTIAL – MOTORCOURT

NUMBER LOT SUMMARY TABLE			
LOT	AREA (S.F.)	AREA (ACRE)	TYPE
61	3,024	0.07	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
62	2,832	0.07	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
63	2,292	0.05	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
64	2,100	0.05	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
65	3,024	0.07	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
66	2,832	0.07	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
67	2,292	0.05	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
68	2,100	0.05	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
69	3,024	0.07	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
70	2,832	0.07	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
71	2,292	0.05	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
72	2,100	0.05	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
73	3,024	0.07	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
74	2,832	0.07	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
75	2,292	0.05	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
76	2,100	0.05	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
77	3,024	0.07	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
78	2,832	0.07	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
79	2,292	0.05	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
80	2,100	0.05	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
81	3,024	0.07	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
82	2,832	0.07	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
83	2,292	0.05	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
84	2,100	0.05	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
85	3,024	0.07	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
86	2,592	0.06	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
87	2,352	0.05	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
88	2,160	0.05	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
89	2,784	0.06	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
90	2,592	0.06	SINGLE FAMILY RESIDENTIAL – MOTORCOURT

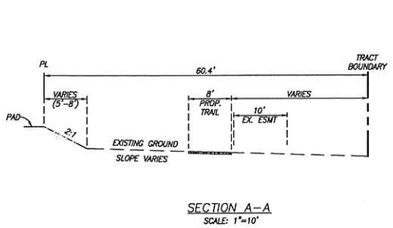
NUMBER LOT SUMMARY TABLE			
LOT	AREA (S.F.)	AREA (ACRE)	TYPE
91	2,352	0.05	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
92	2,160	0.05	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
93	2,784	0.06	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
94	2,592	0.06	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
95	2,352	0.05	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
96	2,160	0.05	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
97	2,784	0.06	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
98	2,592	0.06	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
99	2,352	0.05	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
100	2,160	0.05	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
101	2,784	0.06	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
102	2,592	0.06	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
103	2,352	0.05	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
104	2,370	0.05	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
105	3,074	0.07	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
106	2,862	0.07	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
107	2,733	0.06	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
108	2,340	0.05	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
109	2,784	0.06	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
110	2,592	0.06	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
111	2,532	0.06	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
112	2,340	0.05	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
113	2,784	0.06	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
114	2,592	0.06	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
115	2,532	0.06	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
116	2,340	0.05	SINGLE FAMILY RESIDENTIAL – MOTORCOURT
117	2,784	0.06	SINGLE FAMILY RESIDENTIAL – MOTORCOURT

ALLEY LOT SUMMARY TABLE			
LOT	AREA (S.F.)	AREA (ACRE)	TYPE
AA	2,112	0.05	PRIVATE ALLEY
AB	2,112	0.05	PRIVATE ALLEY
AC	2,112	0.05	PRIVATE ALLEY
AD	2,112	0.05	PRIVATE ALLEY
AE	2,854	0.07	PRIVATE ALLEY
AF	2,973	0.07	PRIVATE ALLEY
AG	2,802	0.06	PRIVATE ALLEY
AH	3,168	0.07	PRIVATE ALLEY
AI	3,072	0.07	PRIVATE ALLEY
AJ	7,578	0.17	PRIVATE ALLEY
AK	1,947	0.04	PRIVATE ALLEY
AL	2,112	0.05	PRIVATE ALLEY
AM	2,112	0.05	PRIVATE ALLEY
AN	2,112	0.05	PRIVATE ALLEY
AO	2,112	0.05	PRIVATE ALLEY
AP	2,112	0.05	PRIVATE ALLEY
AQ	2,112	0.05	PRIVATE ALLEY
AR	2,112	0.05	PRIVATE ALLEY
AS	2,112	0.05	PRIVATE ALLEY
AT	2,112	0.05	PRIVATE ALLEY
AU	2,112	0.05	PRIVATE ALLEY
AV	2,112	0.05	PRIVATE ALLEY
AW	2,112	0.05	PRIVATE ALLEY
AX	2,112	0.05	PRIVATE ALLEY
AY	2,112	0.05	PRIVATE ALLEY
AZ	2,112	0.05	PRIVATE ALLEY

LETTER LOT SUMMARY TABLE			
LOT	AREA (S.F.)	AREA (ACRE)	TYPE
A	3,613	0.08	OPEN SPACE (HOA) (PRIVATE)
B	4,841	0.11	OPEN SPACE (HOA) (PRIVATE)
C	4,234	0.10	OPEN SPACE (HOA) (PRIVATE)
D	12,476	0.29	OPEN SPACE (HOA) (PRIVATE)
E	4,351	0.10	OPEN SPACE (HOA) (PRIVATE)
F	68,435	1.57	OPEN SPACE (HOA)
G	1,896	0.04	OPEN SPACE (HOA) (PRIVATE)
H	9,518	0.22	OPEN SPACE (HOA) (PRIVATE)
I	21,721	0.50	OPEN SPACE (HOA) (PRIVATE)

PUBLIC STREET DEDICATION SUMMARY TABLE			
LOT	AREA (S.F.)	AREA (ACRE)	TYPE
ROW	138,295	3.17	PUBLIC STREET

TOTAL SITE		
LOT	GROSS AREA (S.F.)	GROSS AREA (ACRE)
TOTAL	636,750	14.62



SECTION A–A
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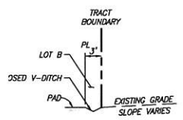
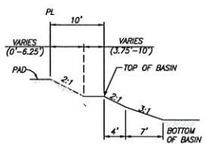


SECTION B–B
SCALE: 1"=10'



SECTION C–C
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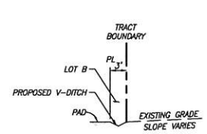
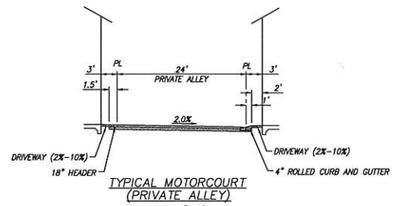
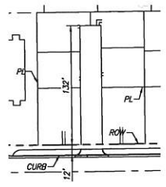


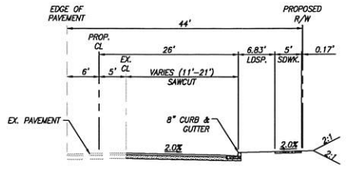
SECTION D–D
SCALE: 1"=10'



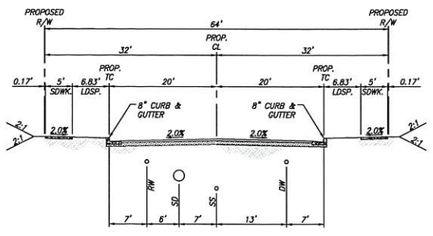
TYPICAL MOTORCOURT (PRIVATE ALLEY)
SCALE: 1"=10'



TYPICAL MOTORCOURT DETAIL
SCALE: 1"=60'

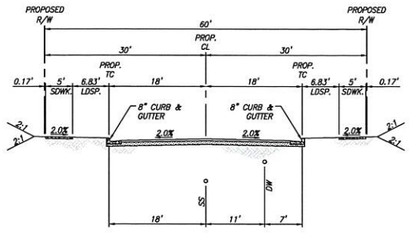


PIONEER AVENUE (PUBLIC STREET)
SCALE: 1"=10'



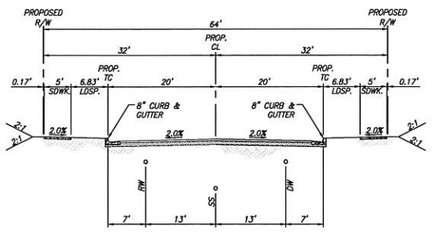
PARALLEL PARKING ALLOWED ON BOTH SIDES OF THE STREET

STREET B (PUBLIC STREET)
64' R/W LOCAL RESIDENTIAL PER CITY STANDARD 701-0
SCALE: 1"=10'



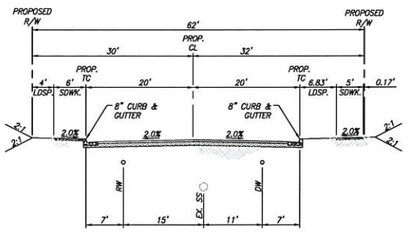
PARALLEL PARKING ALLOWED ON BOTH SIDES OF THE STREET

STREET A (PUBLIC STREET)
60' R/W LOCAL RESIDENTIAL PER CITY STANDARD 701-0
SCALE: 1"=10'



PARALLEL PARKING ALLOWED ON BOTH SIDES OF THE STREET

STREET A TO INTERSECTION (PUBLIC STREET)
64' R/W LOCAL RESIDENTIAL PER CITY STANDARD 701-0
SCALE: 1"=10'



PARALLEL PARKING ALLOWED ON BOTH SIDES OF THE STREET

DOMESTIC AVE (PUBLIC STREET)
62' R/W LOCAL RESIDENTIAL PER CITY STANDARD 701-0
SCALE: 1"=10'

PRELIMINARY EARTHWORK				
	CUT (CY)	FILL (CY)	RAW NET	
RAW EARTHWORK	24,000	12,200	11,800	EXPORT
OVEREX (6' OVER SITE MINUS PARK AREA, minus 6" loss for clear and grub)	73,300	73,300		
OVEREX SHRINKAGE (16%) assumes overex in majority of shinkage		11,800		
SUBSIDENCE (0.2' OVER SITE)		2,800		
ROUGH GRADING EARTHWORK	97,300	100,100	2,800	IMPORT
SPOILS				
LOTS (25CY/LOT)	2,340			
STORM DRAIN	185			
SEWER	130			
WATER	145			
FINAL NET	100,100	100,100	0	IMPORT

GEOTECHNICAL ENGINEER:
PETRA GEOSCIENCES, INC.
40880 COUNTY CENTER DRIVE, SUITE M
TEMECULA, CA 92591
CONTACT: SIAMAK IAFROUDI (951) 600-9271

SEAL-DESIGN ENGINEER
REGISTERED PROFESSIONAL ENGINEER JEFFREY T. DEMETO No. 48049 Expiration 12-31-24 CIVIL STATE OF CALIFORNIA

OWNER:
MLC Holdings, Inc.
5 PETERS CANYON, SUITE 310
IRVINE, CA 92606
CONTACT: JOHANNA CROOKER (949) 299-3847

PREPARED BY:
HUITT-ZOLLARS Irvine
Huitt-Zollars, Inc.
2603 Main Street, Suite 400
Irvine, California 92614-4250
Phone (949) 988-5815 Fax (949) 988-5820

DESIGNED BY: HZ
DRAWN BY: ATS
CHECKED BY: JTO
DATE: 8/30/23

CITY OF REDLANDS
TENTATIVE TRACT
MAP NO. 20528
TYPICAL SECTIONS AND DETAILS

SHEET 2 OF 2 SHEETS
JOB NO. R3143401.01

G:\R3143401 - MLC Redlands ALTA\10 CADD & BIM\10.13 Civil\Production\TM\TM.dwg, Layout: TM02, Aug 30, 2023 2:18pm

INCLUSIONARY HOUSING PLAN

APPLICATION NUMBER: _____

City of Redlands
35 Cajon Street, Redlands, CA 92373
(909) 399-7555

Project Address: 1160 Pioneer Avenue

Assessor Parcel No(s): 0167-061-01

Site Dimension: Varies

Site Size (Square Feet): 9.6 Acres

Property Owner's Name: Meritage Homes of Southern California

Address: 5 Peters Canyon Road, Suite 310, Irvine, CA 92606

Telephone: (949)299-3847 Email: aaron.talarico@mlcholdings.net

Applicant's Name: Meritage Homes of California c/o Aaron Talarico

Telephone: (949)299-3847 Email: aaron.talarico@mlcholdings.net

I. INCLUSIONARY HOUSING ALTERNATIVES

Select the applicable alternatives to indicate how the project will comply with the inclusionary housing requirement:

_____ On-site construction of Inclusionary Units

_____ Off-stie construction of Affordable Units

_____ Land dedication

__x__ In-lieu fee payment for entire obligation

____ In-lieu fee payment for fractional unit [1]

II. RESIDENTIAL PROJECT DESCRIPTION

Describe the project in the following chart:

# of Bedrooms	Unit Size (Sq. Ft.)	# of Market Rate Units	# of Very-low Income Units	# of Low Income Units	# of Moderate Income Units	Total # of Units
Studio						
1						
2						
3	1465-1815 SF	91				91
4	2125 SF	26				26
5						

Identify the gross livable floor area of proposed project in square feet:
___204,761 SF_____

Will the project be constructed in phases? YES _x_ NO ___

Is a density bonus being requested? YES ___ NO _x_

[1] If the calculation of the number of Inclusionary Units required results in a fraction less than .5, the developer has the option to (i) provide an additional full Inclusionary Unit or (ii) pay an In-Lieu Fee equal to the percentage represented by the fractional Inclusionary Unit multiplied by the applicable In-Lieu Fee.

III. Fractional Inclusionary Unit Obligation

For Projects that choose to pay an in-lieu fee to fulfill a fractional Inclusionary Unit obligation, calculate the fractional in-lieu fee obligation in the following table:

Fractional In-Lieu Fee Calculation	
Fractional Unit Obligation	
Total Habitable Area (Square Feet)	
In-Lieu Fee Per Square Foot of Habitable Area (See Section IV of this application)	
Total Fractional In-Lieu Fee	

In-Lieu Fee Payment to Fulfill the Entire Inclusionary Housing Obligation

[THE FEES LISTED BELOW ARE DRAFT AND HAVE YET TO BE APPROVED BY THE CITY COUNCIL]

The in-lieu fee payment obligation is calculated against the entire Habitable Area of the proposed Market Rate Project. The in-lieu fee schedule is $8.80 per square foot of the saleable area.

IV. REQUIRED EXHIBITS TO THE INCLUSIONARY HOUSING PLAN

A. A narrative description of the entire project;

B. A site plan that depicts the entire project detailing location of the Inclusionary Units, if applicable;

C. Legal description of the project; and

D. If applicable, a phasing plan that provides for the timely development of the Inclusionary Units as the project is built out; and

E. Application fee.

V. PROPERTY OWNER'S AFFIDAVIT

I hereby certify that I am the legally authorized owner of all property involved in this application or have been empowered to sign as the property owner on behalf of a corporation, partnership, business, etc., as evidenced by separate instrument attached herewith. I hereby grant to the applicant submitting this form full power to sign all documents related to this application, including any conditions or litigation measures as may be deemed necessary.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on (Date) 10-30-2023 at Irvine, California

Property Owner's Signature _____

Printed Name Aaron Talarico

VI. APPLICANT'S AFFIDAVIT

I hereby certify that the statements furnished above and in the attached exhibits represent the data and information required for this initial evaluation and that the facts, statements and information presented are true and correct to the best of my knowledge and belief. Further, should the stated information be found false or insufficient, I agree to the return of this form for appropriate revisions, understanding the City of Claremont cannot process this form until all applicable information is corrected or provided by the applicant. I herby certify that I have been legally authorized by the property owner to present this application and to sign on behalf of all documents related to this application, including any conditions or litigation measures as may be deemed necessary.

Note: When the applicant is a corporation, partnership, business, etc., a separate document verifying the authorization to sign for such applicant is required.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on (Date) 10-30-2023 at Irvine, California

Applicant's Signature _____

Applicant's Printed Name Aaron Talarico

SOCIO-ECONOMIC EVALUATION CHECKLIST FORM

BACKGROUND

1. **Project Title:**
   Pioneer Avenue Residential Subdivision
   General Plan Amendment No. 145
   Specific Plan No. 40 Amendment No. 49
   Specific Plan No. 64 Amendment No. 1
   Tentative Tract Map No. 20528
   Commission Review and Approval No. 945

2. **Contact Person and Phone Number:**
   Ryan Murphy
   Senior Planner
   Development Services Department
   City of Redlands
   (909) 798-7555

3. **Project Location:**
   The project includes two parcels totaling approximately 14.62 located at the northeast corner of Interstate 210, and West Pioneer Avenue at 1160 West Pioneer Avenue (APNS: 0167-061-01-0000 and 0167-061-03-0000).

4. **Project Sponsor's Name and Address:**
   MLC Holdings, Inc.
   5 Peters Canyon Road, Suite 310
   Irvine, CA 92606
   (949) 371-3309

5. **General Plan Designation:**
   The General Plan Designation of the subject property is currently Commercial/Industrial. The project includes a General Plan Amendment to change the land use designation to Medium Density Residential, which allows for 8-15 dwelling units per acre.

6. **Zoning:**
   The project site is currently located within the EV/SRP (Science Research Park) District of the East Valley Corridor Special Plan (EVCSP). An amendment to the EVCSP is proposed to remove the parcels from the plan's boundaries and change the zoning to the Bergamot Specific Plan (Specific Plan No. 64), intended for single family residential uses.

7. **Description of Project:**

   The project site consists of 14.62 acres which will be subdivided into 117 residential

lots, 26 lettered lots for private alleys and drive aisles, and nine lettered lots for open space and landscaping. The entitlement of the project will include a proposed General Plan Amendment to amend the General Plan land use designation for approximately 14.62 gross acres from Commercial/Industrial to Medium Density Residential (up to 15 units dwelling units per acre), a Specific Plan Amendment to the East Valley Corridor Specific Plan (SP 40) to remove the property from the boundaries of the Specific Plan, a Specific Plan Amendment to the Bergamot Specific Plan (SP 64) to add the 14.62-acre project site to the Specific Plan, designate the new residential area as Neighborhood 4 (N-4), and establish development standards for Neighborhood 4 (N-4), a Tentative Tract Map, and a Commission Review and Approval.

8. **Surrounding Land Uses and Setting:**
The project site is vacant and consists of cleared fields. The project site has been historically used for citrus cultivation and production prior to portions being fallowed. The relatively flat site slopes downward from southeast to northwest with an elevation change from 1,279 feet to 1,264 feet above mean sea level. Surrounding land uses include the single-family residential Bergamot Specific Plan area to the north, Citrus Valley High School within the EV/SRP (Science Research Park) District of the East Valley Corridor Specific Plan to the east, vacant land within the EV/SD (Special Development) District of the East Valley Corridor Specific Plan to the south and Interstate 210 to the west.

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 $189,331 in annual revenue and cost $82,854, resulting in a positive balance of $106,476 and a positive Cost Benefit Ratio of 2.29.

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.

List of public infrastructure required for the project:

The applicant will provide the infrastructure as required by the Municipal Utilities and Engineering Department. The developer will be installing all required off-site improvements. Based on the data provided by the applicant's engineer, the proposed development will provide the following:

1. **12 streetlights**
2. **0.4 road lane miles of new streets**
3. **8350 linear feet of water lines**
4. **1400 linear feet of sewer**
5. **1050 linear feet of storm drain**
6. **5000 linear feet of curb and gutter**
7. **23,200 square feet of sidewalk**
8. **8 fire hydrants**

The required public improvements will be installed with the development of the subdivision, in accordance with the State Subdivision Map Act, the City's Subdivision Ordinance, the Subdivision Improvement Agreement for the project, and prior to final approval of a building permit for any home. In addition, to ensure construction of the required public improvements, the subdivision will be required to furnish improvements security as a guarantee of performance.

Sources of funding for these improvements to include developer installed payment of impact fees, assessment districts, etc.:

The developer will be the source of funding of all improvements associated with the project. The developer will also be required to pay impact fees as required by the Redlands Municipal Code.

The effect of the project upon the City of Redlands relative to public infrastructure is as follows:

This project does impact existing public infrastructure systems. However, this is offset by the payment of Development Impact Fees and construction of improvements adjacent to the project site for Domestic Avenue and Pioneer Avenue.

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.

The project, as designed, does not preserve citrus. The project site previously was citrus groves several decades ago, however the site is now vacant is not currently used for agricultural production. New citrus groves are not proposed as part of the proposed project.

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.

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.

The property is not located within a Historic and Scenic District. The existing property is currently vacant of buildings. As such, there is no adaptive reuse opportunities present on the project site, nor the opportunity to establish a new historic district to preserve structures on-site.

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.

The project consists of a Tentative Tract Map consisting of one hundred seventeen

(117) single family residential lots. The project will also include street trees and the installation of sidewalks on the project's interior. Exterior streets along the project's frontage will include sidewalks and street trees. The project also includes the improvement of Domestic Avenue and Pioneer Avenue adjacent to the project site. These improved portions of Domestic Avenue and Pioneer Avenie would include sidewalks and landscaping. In addition, the project will underground utilities as required by the Municipal Code.

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.

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.

The project is a residential development and will not create jobs other than constructive activities necessary to develop the subdivision.

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.

The project design includes the development of approximately 2.2 acres of the site as public and private open space. This project is not a Planned Residential Development and there is no requirement to provide this open space. In addition, the project provides a public open space area running north and south at the west boundary of the project site along the Santa Ana River Trail.

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.

The project and its future residents will also provide additional revenue to the City, resulting from increased property tax assessment and sales tax revenue which will indirectly benefit City parks. The development also includes the development of public open space and recreational facilities through a 1.57-acre public open space area with a public trail, as well as private pocket parks, to be maintained by a Home Owners Association, for use by the residents of the project.

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.

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 from increased property tax assessment and sales tax revenue which will assist in funding police 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.

The project will pay State established School Fees that will assist in funding school facilities. In addition, the project is located directly to the west of the Citrus Valley High School which will serve the project.

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.

The proposed project will include a Class 3 bike path (Santa Ana River Trail) along the western boundary of the project site connect Pioneer Avenue and Domestic Avenue. This will help to facilitate access to off-site intellectual or entertainment resources. The project will also pay Development Impact Fees established by the City as a fair share contribution toward the development’s impacts on the local street system.

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.

The project will be required to construct standard public infrastructure. The project does not contain any enhancements to the wastewater system but the project applicant will pay their fair share of development impact fees for wastewater systems. The project has been designed with storm water basins to manage on-site drainage and allow the percolation of storm water.

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.

The project does not provide any additional enhancements or preservation of elements within the community than previously identified.

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.

_X_ Agricultural/Citrus Removal	_X_ Police Services	__ Recreational Programs
___ Wildlife/Habitat	__ Downtown Impacts	X Land Use Compatibility
_X_ Traffic	__ Residential Design	__ Schools
_X_ Fire Services	__ Cultural Facilities	
_X_ 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:

Ryan Murphy, Senior Planner
City of Redlands
November 14, 2023

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 sheets.

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

1.a,b) The project site previously supported agricultural uses (citrus groves), however the site does not currently support agricultural operations. The General Plan 2035 and East Valley Corridor Specific Plan have both incorporated potential impacts to agricultural resources into their respective analysis. The property is currently designated as Commercial/Industrial. The current zoning designation is EV/SRP (Science Research Park) District of the East Valley Corridor Specific Plan, proposed to change to Specific Plan No. 64. These designations anticipated the conversion of the property from agriculture to non-agricultural uses, as the area was developed. Therefore, impacts to protected farmlands are considered 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

2.a,d) The project site does not support special-status plant and/or animal studies, as analyzed in a Biological Resources Analysis prepared for the project by First Carbon Solutions. The project site is bordered by residential development, public facilities, agriculture, and vacant land. Additionally, the project site is in close proximity to SR-210 within an urbanized setting. Given the setting and its location to major transportation corridors, the project site is not located in a wildlife movement corridor. Therefore the project would not eliminate or have a negative impact on wildlife corridors.

2.b) The project site abuts a public high school to the south and land that has been recently predesignated for residential uses by the City's most recent General Plan Update. The project proposes densities that are within the limits set by the Medium Density Residential land use designation. The project would not urbanize planned open space as designated on the General Plan Land Use Map.

2.c) The project will not interfere with the use of recognized trails used by joggers, hikers, equestrians or bicyclists, as there are no recognized existing trails traversing the project site. The project will construct off-site improvements, including sidewalk, which will provide additional connectivity for pedestrian circulation within the area as well as incorporate a portion of the Santa Ana River Trail on the west side of the project between Domestic Avenue and Pioneer Avenue. A series of pedestrian friendly pocket parks are also incorporated as part of the project's design to provide additional amenities to residents.

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?	___	___	✓	___

Traffic Impacts.

3.a,b) A *Traffic Impact Analysis* was prepared by *Michael Baker International*, dated September 2023 to analyze potential traffic impacts on the site. The proposed Project is anticipated to generate a total of 1,166 vehicle trip-ends per day with 86 AM peak hour trips and 115 PM peak hour trips.

Background Information

The analysis of traffic impacts from the proposed development and assessment of the required mitigation measures were based on an evaluation of the existing and forecast traffic conditions in the vicinity of the site with and without the project. The following analysis years were considered in this report:

- Existing Conditions
- Existing Plus Project Traffic
- Opening Year (2025) Without Project Traffic
- Opening Year (2025) With Project Traffic
- Horizon Year (2040) Without Project Traffic
- Horizon Year (2040) With Project Traffic

Note that the analysis of LOS impacts is no longer required for CEQA analysis. In addition, Measure U only requires analysis of Existing and Existing plus Project (E and E+P) Conditions.

The project analyzed the following intersections:

- W San Bernardino Avenue & I-210 Northbound Ramps/Tennessee Street
- W San Bernardino Avenue & Tennessee Street
- W Pioneer Avenue & “Street A”
- W Pioneer Avenue & Tennessee Street
- W Pioneer Avenue & Texas Street
- Domestic Avenue and Texas Street

Study Area Existing Level of Service Conditions

The City has established specific performance criteria for intersection operations. These performance criteria include standards related to determining the significance of project impacts on the roadway system. Pursuant to General Plan Policy 5.20a, the City has established LOS C as the minimum level of service for its intersections.

General Plan Policy 5.20b emphasizes the need to maintain LOS C or better at an intersection; however, a reduced LOS may be accepted on a case-by-case basis upon approval by a four-fifths (4/5ths) vote of the total authorized membership of the City Council.

Any City intersection operating at LOS D, E, or F are considered to be deficient. General Plan Policy 5.20c states that, "Where the current level of service at a location within the City of Redlands is below the Level of Service (LOS) C standard, no development project shall be approved that cannot be mitigated so that it does not further reduce the existing level of service at that location to a more deficient LOS.

In evaluating this, the City reviews the existing conditions plus the project analysis to determine impacts. Existing peak hour traffic operations have been evaluated for the study area intersections and indicated one intersection (the Caltrans intersection) currently operates at a deficient LOS during the peak hours. With the implementation of the project, this intersection continues to function below a satisfactory level of service. The analysis results show all City intersections operate at overall acceptable LOS C or better during the AM Peak Hour and PM Peak Hour. As there are no adverse effects at any of the study intersections with the addition of project-related traffic, no other improvements are needed or proposed.

3.c) The project abuts collector streets, Domestic Avenue to the north and Pioneer Avenue to the south, which provide connection to a minor arterial street (Texas Street) to the east. The project will be designated Medium Density Residential and the project will comply with the density set forth in this designation. The project site will be accessed from Domestic Avenue and Pioneer Avenue. With on- and off-site improvements both implemented through design and required by Conditions of Approval, the traffic impact will be mitigated to a less than significant level.

3.d) See 3(a) and (b) above.

Issues and Supporting Information Sources:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
4. FIRE AND PARAMEDIC SERVICES. Will the proposal result in:				
a) Requiring fire and paramedic services that are beyond the current capabilities of the Fire Department?	___	___	✓	___

Issues and Supporting Information Sources:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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 and paramedic services.

4.a) Any future dwellings constructed on the subdivided lots will be required to be equipped with fire sprinklers. As such, no significant impact is anticipated. No mitigation is required.

4.b) The City of Redlands Fire Department will provide fire and emergency medical services to the Project. Other services include the household hazardous waste disposal site, CPR classes, sharps container exchange program, blood pressure checks and public education programs. Station No. 263 is in the closest proximity to the project site and services are financed through the General Fund. The new city services required by this project would be able to be supported by the City of Redlands Fire Department and will not have a not have a significant impact on fire or paramedic services to the remainder of the community.

4.c) Present capabilities of the Fire Department will not be impacted with development of the project. The project will pay Development Impact Fees which have been established by the City to fund public facilities, including fire stations. These additional revenues to the City, as well as the revenue from increased property tax assessment generated from the future subdivision, will assist in funding fire operations for the area.

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				

Issues and Supporting Information Sources:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
police services to the remainder of the community?	___	___	✓	___
c) The need for additional police facilities or equipment?	___	___	✓	___
d) Increase in crime as a result of the type of business?	___	___	✓	___

Police Services.

5.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.

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?				

Issues and Supporting Information Sources:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	___	___	___	✓
c) Creation of vacant buildings and the potential for blight?	___	___	___	✓
d) Cause an unreasonable increase in traffic downtown?	___	___	___	✓
e) Economic and social effects of businesses competing with downtown businesses?	___	___	___	✓

Downtown Impacts.

6.a-e) The proposed project includes a residential development within the northern portion of the City and does not have the potential to negative impact the Downtown Business District. The future residents of this subdivision 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.

7.a) The project includes a request for a Specific Plan Amendment to remove the area from the East Valley Corridor Specific Plan and a Specific Plan Amendment to the Bergamot Specific Plan to add the project area to the Specific Plan. The design of

the project will comply with all applicable codes and standards for its General Plan designation and the Specific Plan, including those for density, minimum lot size, lot dimensions, and circulation.

7.b) As designed, the development has been designed to accommodate four architectural styles, has provided internal open space as well as landscaped buffers, and is located near major bus routes and schools. While the design of the project would be capable of meeting the minimum point standards in the Residential Development Allocation, current state law has placed a 5-year moratorium on limiting building permits for residential uses, and as such, Residential Development Allocations would not be required during this moratorium.

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.

8.a-b) The proposed project will not have an impact on historic residential structures, neighborhoods or districts, nor will it have an impact on historic commercial structures or districts. The property is vacant and does not include residential or commercial structures or districts as part of the project site.

8.c) The project 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.

8.d) No part of this project has the potential to affect unique ethnic cultural values.

8.e-f) No religious facilities or sacred uses are located within or adjacent to the project site. The project will not result in impacts to existing religious facilities or restrict religious uses.

Issues and Supporting Information Sources:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
9. PARK FACILITIES AND 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 and Recreational Programs.

9.a,b) The project will not adversely affect existing or planned recreational facilities nor create a significant new demand for additional recreational facilities. The project is projected to accommodate an estimated 328 additional residents to the City of Redlands. The City's Facilities and Community Services Department maintains eighteen (18) established parks, which comprise over 253 acres of land. When

compared with the General Plan requirement for one acre of City of Redlands parkland per one thousand residents, the City's park area will continue to greatly exceed this requirement, even with the addition of new residents. In addition, the design of the project incorporates new recreational amenities and open space for the residential development that will be maintained by a Home Owners Association and is adjacent to a public sports park. The project will also generate additional revenue to the City with increased property tax assessment, which will assist in funding park facilities and services.

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.

10.a) A General Plan Amendment to designate the project site as Medium Density Residential is proposed and the project meets the density set forth by this designation. In addition, the proposed residential uses are compatible with the adjacent school and other residential uses to the north and southeast.

10.b) The project would not have a negative economic impact on businesses. The project is residential in nature and the development would generate an estimated 338 additional residents that would utilize existing businesses within the area. There are no small properties within the area that would be impacted by the proposed project.

10.c) As indicated above, the project has been designed to be compatible with the

surrounding developments and in no way will physically divide or separate the existing community.

10.d) The project is residential in nature and would not result in job losses. The grading or eventual construction project will create jobs, ultimately not resulting in the loss of jobs to the community.

10.e) No part of this project has the potential to result in overcrowding of the current housing stock within the City. The project will be consistent with the proposed General Plan designation for the site and will build out a variety of housing types for residents with a varied income levels consistent with current General Plan policies. The City has identified a need for additional housing within the City and the project would not cause overcrowding.

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.

11.a-d) The project will eventually create additional students within the 117 residential homes that could be built on the site. Any potential direct impacts attributable to the Redlands Unified School District resulting from this project will be offset through the payment of state established school fees assessed at the time of building permit issuance.

TABLE 1
CITY OF REDLANDS : MODEL
LAND USE SUMMARY:
FISCAL IMPACT ANALYSIS

LAND USE	YEAR 1 2024	YEAR 2 2025	YEAR 3 2026	YEAR 4 2027	YEAR 5 2028	YEAR 6 2029	YEAR 7 2030	YEAR 8 2031	YEAR 9 2032	YEAR 10 2033	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)	117	0	0	0	0	0	0	0	0	0	117	
HIGH DENSITY (0 - 27.0 du/acre)	0	0	0	0	0	0	0	0	0	0	0	
TOTAL, RESIDENTIAL UNITS	117	0	0	0	0	0	0	0	0	0	117	
CUMULATIVE, RESIDENTIAL UNITS	117	117	117	117	117	117	117	117	117	117	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)	328	0	0	0	0	0	0	0	0	0	328	
HIGH DENSITY (0 - 27 du/acre)	0	0	0	0	0	0	0	0	0	0	0	
TOTAL, PROJECT RESIDENTS	328	0	0	0	0	0	0	0	0	0	328	
CUMULATIVE, PROJECT RESIDENTS	328	328	328	328	328	328	328	328	328	328	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)	8.80	8.80	8.80	8.80	8.80	8.80	8.80	8.80	8.80	8.80	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)	7.02	7.02	7.02	7.02	7.02	7.02	7.02	7.02	7.02	7.02	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	15.82	15.82	15.82	15.82	15.82	15.82	15.82	15.82	15.82	15.82	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)	NA	
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)	0.06	
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 = 9.0 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: 1,900 OTHER
Estimated Equivalency: 9.06

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	$634,000	
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 2024	YEAR 2 2025	YEAR 3 2026	YEAR 4 2027	YEAR 5 2028	YEAR 6 2029	YEAR 7 2030	YEAR 8 2031	YEAR 9 2032	YEAR 10 2033
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			$74,178	$0	$0	$0	$0	$0	$0	$0	$0	$0
HIGH DENSITY RESIDENTIAL			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL RESIDENTIAL			$74,178	$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:			$74,178	$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			$74,178	$74,178	$74,178	$74,178	$74,178	$74,178	$74,178	$74,178	$74,178	$74,178
HIGH DENSITY RESIDENTIAL			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL RESIDENTIAL			$74,178	$74,178	$74,178	$74,178	$74,178	$74,178	$74,178	$74,178	$74,178	$74,178
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			$74,178	$74,178	$74,178	$74,178	$74,178	$74,178	$74,178	$74,178	$74,178	$74,178
SECURED PROPERTY TAX REVENUE CALCULATION:												
CITY OF REDLANDS												
RESIDENTIAL			$148	$148	$148	$148	$148	$148	$148	$148	$148	$148
NON-RESIDENTIAL			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL SECURED TAX REVENUES TO CITY			$148	$148	$148	$148	$148	$148	$148	$148	$148	$148
UNSECURED PROPERTY TAX REVENUE CALCULATION:												
CITY OF REDLANDS												
RESIDENTIAL			$4	$4	$4	$4	$4	$4	$4	$4	$4	$4
NON-RESIDENTIAL			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL UNSECURED TAX REVENUES TO CITY			$4	$4	$4	$4	$4	$4	$4	$4	$4	$4
TOTAL PROPERTY TAXES TO CITY			$152	$152	$152	$152	$152	$152	$152	$152	$152	$152

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	$634,000	
AVERAGE RESIDENTIAL MORTGAGE (20% DOWN)	$507,200	
ANNUAL MORTGAGE PAYMENTS @ 6.50% & 30 YEARS	$38,470	CITY
AVG. HOUSEHOLD INCOME (3:1 INCOME/PAYMENT RATIO):	$115,411	
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 2024	YEAR 2 2025	YEAR 3 2026	YEAR 4 2027	YEAR 5 2028	YEAR 6 2029	YEAR 7 2030	YEAR 8 2031	YEAR 9 2032	YEAR 10 2033
SALES & USE TAX REVENUE CALCULATION (CUMULATIVE):												
INDIRECT SALES TAX GENERATION												
RESIDENTIAL TAXABLE EXPENDITURES			$3,376	$3,376	$3,376	$3,376	$3,376	$3,376	$3,376	$3,376	$3,376	$3,376
TOTAL TAXABLE PURCHASES WITHIN CITY			$1,688	$1,688	$1,688	$1,688	$1,688	$1,688	$1,688	$1,688	$1,688	$1,688
RESIDENTIAL SALES TAX GENERATION			$17	$17	$17	$17	$17	$17	$17	$17	$17	$17
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			$17	$17	$17	$17	$17	$17	$17	$17	$17	$17
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			$4.08	$4.08	$4.08	$4.08	$4.08	$4.08	$4.08	$4.08	$4.08	$4.08
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			$4	$4	$4	$4	$4	$4	$4	$4	$4	$4

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	
RESIDENTIAL	NA
NON-RESIDENTIAL	
BUSINESS LICENSE FEES ARE CHARGED AT A RATE EQUAL TO $12 FOR THE FIRST $5,000 IN GROSS SALES, PLUS $3 FOR EACH ADDITIONAL $5,000 INCREMENT IN GROSS SALES.	

FRANCHISE FEES (PER CAPITA)	RESIDENTIAL	NON-RESIDENTIAL
TOTAL FRANCHISE	$16.71	$16.71

TRANSIENT OCCUPANCY TAX	
NUMBER OF AVAILABLE HOTEL ROOMS	
OCCUPANCY RATE	
AVERAGE BILLING RATE PER ROOM	
% PASSED THROUGH TO CITY	
AVERAGE YEARLY OCCUPANCY REVENUES TO CITY	

FISCAL YEAR	($s x1,000)	end of:	YEAR 1 2024	YEAR 2 2025	YEAR 3 2026	YEAR 4 2027	YEAR 5 2028	YEAR 6 2029	YEAR 7 2030	YEAR 8 2031	YEAR 9 2032	YEAR 10 2033
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			$5.477	$5.477	$5.477	$5.477	$5.477	$5.477	$5.477	$5.477	$5.477	$5.477
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			$5	$5	$5	$5	$5	$5	$5	$5	$5	$5
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 2024	YEAR 2 2025	YEAR 3 2026	YEAR 4 2027	YEAR 5 2028	YEAR 6 2029	YEAR 7 2030	YEAR 8 2031	YEAR 9 2032	YEAR 10 2033
PER CAPITA REVENUES												
OTHER TAXES												
RESIDENTIAL			$4	$4	$4	$4	$4	$4	$4	$4	$4	$4
NON-RESIDENTIAL			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL, OTHER TAXES			$4	$4	$4	$4	$4	$4	$4	$4	$4	$4
OTHER REVENUES												
RESIDENTIAL			$2	$2	$2	$2	$2	$2	$2	$2	$2	$2
NON-RESIDENTIAL			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL, OTHER LICENSES, PERMITS & FINES			$2	$2	$2	$2	$2	$2	$2	$2	$2	$2
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			$6	$6	$6	$6	$6	$6	$6	$6	$6	$6
TOTAL NON-RESIDENTIAL PER CAPITA REVENUES			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL PER CAPITA REVENUES			$6	$6	$6	$6	$6	$6	$6	$6	$6	$6
TOTAL RESIDENTIAL CASE STUDY REVENUES			$179	$179	$179	$179	$179	$179	$179	$179	$179	$179
TOTAL NON-RESIDENTIAL CASE STUDY REVENUES			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL CASE STUDY REVENUES			$179	$179	$179	$179	$179	$179	$179	$179	$179	$179
RESIDENTIAL REV AVAILABLE FOR INV. INCOME			$185	$185	$185	$185	$185	$185	$185	$185	$185	$185
NON-RESIDENTIAL REV AVAILABLE FOR INV. INCOME			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL REVENUES AVAILABLE FOR INVESTMENT INCOME			$185	$185	$185	$185	$185	$185	$185	$185	$185	$185
RESIDENTIAL INVESTMENT INCOME			$5	$5	$5	$5	$5	$5	$5	$5	$5	$5
NON-RESIDENTIAL INVESTMENT INCOME			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL INVESTMENT INCOME			$5	$5	$5	$5	$5	$5	$5	$5	$5	$5

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)	0.4	DEVELOPER
TRAFFIC INTERSECTIONS REQUIRING SIGNALS	0.0	
AGGREGATE LANDSCAPING (ACRES)	0.0	
PARK ACREAGE (GROSS)	0.0	
STREET LIGHTS	12.0	
OPEN SPACE (ACRES)	1.6	
TRAILS (LINEAL MILE)	0.3	
STORM DRAINS (MILES)	0.2	

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 2022	YEAR 2 2023	YEAR 3 2024	YEAR 4 2025	YEAR 5 2026	YEAR 6 2027	YEAR 7 2028	YEAR 8 2029	YEAR 9 2030	YEAR 10 2031
CITY DIRECT COSTS												
POLICE DEPARTMENT COSTS												
RESIDENTIAL			$34.515	$34.515	$34.515	$34.515	$34.515	$34.515	$34.515	$34.515	$34.515	$34.515
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			$34.515	$34.515	$34.515	$34.515	$34.515	$34.515	$34.515	$34.515	$34.515	$34.515
FIRE DEPARTMENT COSTS												
RESIDENTIAL			$19.678	$19.678	$19.678	$19.678	$19.678	$19.678	$19.678	$19.678	$19.678	$19.678
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			$19.678	$19.678	$19.678	$19.678	$19.678	$19.678	$19.678	$19.678	$19.678	$19.678
PUBLIC WORKS COSTS												
PAVEMENT MAINTENANCE			$2.000	$2.000	$2.000	$2.000	$2.000	$2.000	$2.000	$2.000	$2.000	$2.000
STREET SWEEPING			$0.003	$0.003	$0.003	$0.003	$0.003	$0.003	$0.003	$0.003	$0.003	$0.003
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			$1.500	$1.500	$1.500	$1.500	$1.500	$1.500	$1.500	$1.500	$1.500	$1.500
OPEN SPACE MAINTENANCE			$0.196	$0.196	$0.196	$0.196	$0.196	$0.196	$0.196	$0.196	$0.196	$0.196
TRAIL MAINTENANCE			$0.125	$0.125	$0.125	$0.125	$0.125	$0.125	$0.125	$0.125	$0.125	$0.125
STORM DRAIN MAINTENANCE			$0.150	$0.150	$0.150	$0.150	$0.150	$0.150	$0.150	$0.150	$0.150	$0.150
TOTAL, PUBLIC WORKS COSTS			$3.975	$3.975	$3.975	$3.975	$3.975	$3.975	$3.975	$3.975	$3.975	$3.975
COMMUNITY DEVELOPMENT												
RESIDENTIAL			$9.664	$9.664	$9.664	$9.664	$9.664	$9.664	$9.664	$9.664	$9.664	$9.664
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			$9.664	$9.664	$9.664	$9.664	$9.664	$9.664	$9.664	$9.664	$9.664	$9.664
LIBRARY												
RESIDENTIAL			$9.316	$9.316	$9.316	$9.316	$9.316	$9.316	$9.316	$9.316	$9.316	$9.316
NON-RESIDENTIAL			$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000
TOTAL, LIBRARY			$9.316	$9.316	$9.316	$9.316	$9.316	$9.316	$9.316	$9.316	$9.316	$9.316
CITY DIRECT COSTS												
RESIDENTIAL			$57.469	$57.469	$57.469	$57.469	$57.469	$57.469	$57.469	$57.469	$57.469	$57.469
NON-RESIDENTIAL			$34.515	$34.515	$34.515	$34.515	$34.515	$34.515	$34.515	$34.515	$34.515	$34.515
TOTAL, CITY DIRECT COSTS			$91.985	$91.985	$91.985	$91.985	$91.985	$91.985	$91.985	$91.985	$91.985	$91.985
CITY GENERAL GOVERNMENT COSTS												
RESIDENTIAL			$3.566	$3.566	$3.566	$3.566	$3.566	$3.566	$3.566	$3.566	$3.566	$3.566
NON-RESIDENTIAL			$2.141	$2.141	$2.141	$2.141	$2.141	$2.141	$2.141	$2.141	$2.141	$2.141
TOTAL, CITY GENERAL GOVERNMENT COSTS			$5.707	$5.707	$5.707	$5.707	$5.707	$5.707	$5.707	$5.707	$5.707	$5.707

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 2024	YEAR 2 2025	YEAR 3 2026	YEAR 4 2027	YEAR 5 2028	YEAR 6 2029	YEAR 7 2030	YEAR 8 2031	YEAR 9 2032	YEAR 10 2033	% OF TOTAL
ONGOING REVENUES											
SECURED PROPERTY TAXES											
RESIDENTIAL	$148	$148	$148	$148	$148	$148	$148	$148	$148	$148	78.36%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
UNSECURED PROPERTY TAXES											
RESIDENTIAL	$4	$4	$4	$4	$4	$4	$4	$4	$4	$4	2.15%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TRANSFER PROPERTY TAXES											
RESIDENTIAL	$4	$4	$4	$4	$4	$4	$4	$4	$4	$4	2.15%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
SALES TAXES											
RESIDENTIAL	$17	$17	$17	$17	$17	$17	$17	$17	$17	$17	8.91%
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	$5	$5	$5	$5	$5	$5	$5	$5	$5	$5	2.89%
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	$4	$4	$4	$4	$4	$4	$4	$4	$4	$4	1.88%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
OTHER REVENUES											
RESIDENTIAL	$2	$2	$2	$2	$2	$2	$2	$2	$2	$2	1.21%
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	$5	$5	$5	$5	$5	$5	$5	$5	$5	$5	2.44%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL RESIDENTIAL REVENUES	$189	$189	$189	$189	$189	$189	$189	$189	$189	$189	100.00%
TOTAL NON-RESIDENTIAL REVENUES	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL ON-GOING REVENUES	$189	$189	$189	$189	$189	$189	$189	$189	$189	$189	
ONGOING COSTS											
POLICE DEPARTMENT COSTS											
RESIDENTIAL	$35	$35	$35	$35	$35	$35	$35	$35	$35	$35	41.66%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
FIRE DEPARTMENT COSTS											
RESIDENTIAL	$20	$20	$20	$20	$20	$20	$20	$20	$20	$20	23.75%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
PUBLIC WORKS DEPARTMENT COST											
RESIDENTIAL	$4	$4	$4	$4	$4	$4	$4	$4	$4	$4	4.80%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
GENERAL GOVERNMENT COSTS											
RESIDENTIAL	$4	$4	$4	$4	$4	$4	$4	$4	$4	$4	4.30%
NON-RESIDENTIAL	$2	$2	$2	$2	$2	$2	$2	$2	$2	$2	2.58%
COMMUNITY DEVELOPMENT COSTS											
RESIDENTIAL	$10	$10	$10	$10	$10	$10	$10	$10	$10	$10	11.66%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
LIBRARY COSTS											
RESIDENTIAL	$9	$9	$9	$9	$9	$9	$9	$9	$9	$9	11.24%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL RESIDENTIAL COSTS	$81	$81	$81	$81	$81	$81	$81	$81	$81	$81	97.42%
TOTAL NON-RESIDENTIAL COSTS	$2	$2	$2	$2	$2	$2	$2	$2	$2	$2	2.58%
TOTAL ON-GOING COSTS	$83	$83	$83	$83	$83	$83	$83	$83	$83	$83	
ANNUAL RESIDENTIAL ONGOING SURPLUS/(DEFICIT)	$109	$109	$109	$109	$109	$109	$109	$109	$109	$109	
ANNUAL NON-RESIDENTIAL ONGOING SURPLUS/(DEFICIT)	($2)	($2)	($2)	($2)	($2)	($2)	($2)	($2)	($2)	($2)	
TOTAL ANNUAL ONGOING SURPLUS/(DEFICIT)	$106	$106	$106	$106	$106	$106	$106	$106	$106	$106	
ANNUAL RESIDENTIAL REVENUE/COST RATIO	2.35	2.35	2.35	2.35	2.35	2.35	2.35	2.35	2.35	2.35	
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	2.29	2.29	2.29	2.29	2.29	2.29	2.29	2.29	2.29	2.29	

TABLE 8a
LAND USE SUMMARY:
FISCAL IMPACT ANALYSIS SUMMARY (Residential Only))

FISCAL YEAR	($s x1,000)	end of:	YEAR 1 2024	YEAR 2 2025	YEAR 3 2026	YEAR 4 2027	YEAR 5 2028	YEAR 6 2029	YEAR 7 2030	YEAR 8 2031	YEAR 9 2032	YEAR 10 2033
ONGOING REVENUES												
TOTAL RESIDENTIAL REVENUES			$189.3306	$189.3306	$189.3306	$189.3306	$189.3306	$189.3306	$189.3306	$189.3306	$189.3306	$189.3306
ONGOING COSTS												
TOTAL RESIDENTIAL COSTS			$80.7130	$80.7130	$80.7130	$80.7130	$80.7130	$80.7130	$80.7130	$80.7130	$80.7130	$80.7130
ANNUAL RESIDENTIAL ONGOING SURPLUS/(DEFICIT)			$108.6176	$108.6176	$108.6176	$108.6176	$108.6176	$108.6176	$108.6176	$108.6176	$108.6176	$108.6176
ANNUAL RESIDENTIAL REVENUE/COST RATIO			2.35	2.35	2.35	2.35	2.35	2.35	2.35	2.35	2.35	2.35

TABLE 8b
LAND USE SUMMARY:
FISCAL IMPACT ANALYSIS SUMMARY (Commercial Only)

FISCAL YEAR	($s x1,000)	end of:	YEAR 1 2024	YEAR 2 2025	YEAR 3 2026	YEAR 4 2027	YEAR 5 2028	YEAR 6 2029	YEAR 7 2030	YEAR 8 2031	YEAR 9 2032	YEAR 10 2033
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			$2.1415	$2.1415	$2.1415	$2.1415	$2.1415	$2.1415	$2.1415	$2.1415	$2.1415	$2.1415
ANNUAL NON-RESIDENTIAL ONGOING SURPLUS/(DEFICIT)			($2.1415)	($2.1415)	($2.1415)	($2.1415)	($2.1415)	($2.1415)	($2.1415)	($2.1415)	($2.1415)	($2.1415)
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 2024	YEAR 2 2025	YEAR 3 2026	YEAR 4 2027	YEAR 5 2028	YEAR 6 2029	YEAR 7 2030	YEAR 8 2031	YEAR 9 2032	YEAR 10 2033	% OF TOTAL
ONGOING REVENUES													
TOTAL RESIDENTIAL REVENUES			$189.3306	$189.3306	$189.3306	$189.3306	$189.3306	$189.3306	$189.3306	$189.3306	$189.3306	$189.3306	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			$189.3306	$189.3306	$189.3306	$189.3306	$189.3306	$189.3306	$189.3306	$189.3306	$189.3306	$189.3306	
ONGOING COSTS													
TOTAL RESIDENTIAL COSTS			$80.7130	$80.7130	$80.7130	$80.7130	$80.7130	$80.7130	$80.7130	$80.7130	$80.7130	$80.7130	97.42%
TOTAL NON-RESIDENTIAL COSTS			$2.1415	$2.1415	$2.1415	$2.1415	$2.1415	$2.1415	$2.1415	$2.1415	$2.1415	$2.1415	2.58%
TOTAL ON-GOING COSTS			$82.8544	$82.8544	$82.8544	$82.8544	$82.8544	$82.8544	$82.8544	$82.8544	$82.8544	$82.8544	
ANNUAL RESIDENTIAL ONGOING SURPLUS/(DEFICIT)			$108.6176	$108.6176	$108.6176	$108.6176	$108.6176	$108.6176	$108.6176	$108.6176	$108.6176	$108.6176	
ANNUAL NON-RESIDENTIAL ONGOING SURPLUS/(DEFICIT)			($2.1415)	($2.1415)	($2.1415)	($2.1415)	($2.1415)	($2.1415)	($2.1415)	($2.1415)	($2.1415)	($2.1415)	
TOTAL ANNUAL ONGOING SURPLUS/(DEFICIT)			$106.4761	$106.4761	$106.4761	$106.4761	$106.4761	$106.4761	$106.4761	$106.4761	$106.4761	$106.4761	
ANNUAL RESIDENTIAL REVENUE/COST RATIO			2.35	2.35	2.35	2.35	2.35	2.35	2.35	2.35	2.35	2.35	
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			2.29	2.29	2.29	2.29	2.29	2.29	2.29	2.29	2.29	2.29	

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	SCHOOL DIST
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	

	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 2024	YEAR 2 2025	YEAR 3 2026	YEAR 4 2027	YEAR 5 2028	YEAR 6 2029	YEAR 7 2030	YEAR 8 2031	YEAR 9 2032	YEAR 10 2033	TOTAL	
CITY OF REDLANDS												
ANNUAL PROJECTED RESIDENTIAL DEVELOPMENT												
SFD	117	0	0	0	0	0	0	0	0	0	117	DEVELOPEF
MFA	0	0	0	0	0	0	0	0	0	0	0	
Mobile Home	0	0	0	0	0	0	0	0	0	0	0	
STUDENT PROJECTIONS												
ELEMENTARY												
SFD	26.442	0	0	0	0	0	0	0	0	0	26	
MFA	0	0	0	0	0	0	0	0	0	0	0	
Mobile Home	0	0	0	0	0	0	0	0	0	0	0	
MIDDLE SCHOOL												
SFD	15.327	0	0	0	0	0	0	0	0	0	15	
MFA	0	0	0	0	0	0	0	0	0	0	0	
Mobile Home	0	0	0	0	0	0	0	0	0	0	0	
HIGH SCHOOL												
SFD	19.773	0	0	0	0	0	0	0	0	0	20	
MFA	0	0	0	0	0	0	0	0	0	0	0	
Mobile Home	0	0	0	0	0	0	0	0	0	0	0	
ANNUAL SCHOOL FEE MITIGATION												
ELEMENTARY												
SFD	$137,498	$0	$0	$0	$0	$0	$0	$0	$0	$0		
MFA	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0		
Mobile Home	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0		
									Total	$137,498		
MIDDLE SCHOOL												
SFD	$84,299	$0	$0	$0	$0	$0	$0	$0	$0	$0		
MFA	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0		
Mobile Home	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0		
									Total	$84,299		
HIGH SCHOOL												
SFD	$142,366	$0	$0	$0	$0	$0	$0	$0	$0	$0		
MFA	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0		
Mobile Home	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0		
									Total	$142,366		
TOTAL SCHOOL FEE MITIGATION												
SFD	$364,163	$0	$0	$0	$0	$0	$0	$0	$0	$0	$364,163	
MFA	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Mobile Home	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
TOTAL	$364,163	$0	$0	$0	$0	$0	$0	$0	$0	$0		

INITIAL STUDY / MITIGATED NEGATIVE DECLARATION

TTM 20528
Pioneer Tract Project

Lead Agency:

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October 2023

This document is designed for double-sided printing to conserve natural resources.

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G1. Drainage Report

G2. WQMP

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1.0 Introduction

The TTM 20528 Pioneer Tract Project (herein referenced as the "project") proposes the construction of 117 two-story single-family motor court homes on a 14.62-acre site within the City of Redlands. The site is located at the northeast corner of West Pioneer Avenue and State Route 210 (Assessor Parcel Numbers [APNs] 0167-061-01 and 0167-061-03). Refer to Section 2.0, *Project Description*, for more detail. Following a preliminary review of the proposed project, the City of Redlands (City) has determined that it is subject to the guidelines and statutes of the California Environmental Quality Act (CEQA). This Initial Study addresses the direct, indirect, and cumulative environmental effects of the project, as proposed.

1.1 Statutory Authority and Requirements

In accordance with CEQA (Pub. Resources Code §§ 21000 *et seq.*) and pursuant to CEQA Guidelines (14 Cal. Code Regs., §§ Section 15000 *et seq*.) the City, acting in the capacity of lead agency under CEQA as defined in CEQA Guidelines Section 15367 (Lead Agency), is required by CEQA Guidelines Section 15063 to undertake the preparation of an Initial Study to determine if the proposed project would have a significant environmental impact. If, as a result of the Initial Study, the Lead Agency finds that there is evidence that any aspect of the project may cause a significant environmental effect, the Lead Agency shall further find that an Environmental Impact Report (EIR) is warranted to analyze project-related and cumulative environmental impacts. Alternatively, if the Lead Agency finds that there is no evidence that the project, either as proposed or as modified to include the mitigation measures identified in the Initial Study, may cause a significant effect on the environment, the Lead Agency shall find that the proposed project would not have a significant effect on the environment and shall prepare a Negative Declaration or Mitigated Negative Declaration for that project. Such a determination can be made only if "[t]here is no substantial evidence, in light of the whole record before the [L]ead [A]gency" that such impacts may occur (Pub. Resources Code Section 21080(c)(1)).

The environmental documentation outlined above, which is ultimately determined by the City in accordance with CEQA, is intended as an informational document undertaken to provide an environmental basis for subsequent discretionary actions upon the project. The resulting documentation is not, however, a policy document and its approval and/or certification neither presupposes nor mandates any actions on the part of those agencies from whom permits and/or other discretionary approvals would be required.

The environmental documentation is subject to a public review period. During this review, comments on the document relative to environmental issues should be addressed to the City in writing. Following review of any written comments received, the City will consider these comments as a part of the project's environmental review and will include them with the Initial Study documentation for consideration by the City's decision-makers.

1.2 Purpose

CEQA Guidelines Section 15063 identifies specific disclosure requirements for inclusion in an Initial Study. Pursuant to those requirements, an Initial Study shall include:

- A description of the project, including the location of the project;
- Identification of the environmental setting;
- Identification of environmental effects by use of a checklist, matrix, or other method, provided that entries on a checklist or other form are briefly explained to indicate that there is some evidence to support the entries;
- Discussion of ways to mitigate significant effects identified, if any;

- Examination of whether the project is compatible with existing zoning, plans, and other applicable land use controls; and
- The name(s) of the person(s) who prepared or participated in the preparation of the Initial Study.

1.3 Consultation

As soon as a Lead Agency (in this case, the City of Redlands) has determined that an Initial Study would be required for the project, the Lead Agency is directed to consult informally with "Responsible Agencies" and "Trustee Agencies" as defined in CEQA Guidelines Sections 15381 and 15386 respectively, that are responsible for resources affected by the project, to obtain the recommendations of those agencies as to whether an EIR or Negative Declaration should be prepared for the project. Other anticipated public agencies whose approval is required for the project include the Santa Ana Regional Water Quality Control Board for issuance of a National Pollutant Discharge Elimination System (NPDES) Permit. Following receipt of any written comments from those agencies, the Lead Agency considers any recommendations of those agencies in the formulation of the preliminary findings.

1.4 Incorporation by Reference

The following documents were utilized during preparation of this Initial Study and are incorporated into this document by reference. The documents are available for review on the City of Redlands website (https://www.cityofredlands.org/planning) and at the City's Development Services Department located at City Hall at 35 Cajon Street, Suite 20, Redlands, CA 92373.

- *City of Redlands General Plan 2035* (adopted December 2017). The *City of Redlands General Plan 2035* (General Plan) sets forth conditions to guide development in the city for years to come. It contains both a statement of the community's vision of its long-term development as well as the policies to support that vision by guiding the physical growth of the city. It includes policies to guide decision-making related to development, housing, transportation, environmental quality, public services, parks, and open spaces. The General Plan is organized around the following "Themes": Distinctive City, Prosperous Economy, Livable Community, Connected City, Vital Environment, Healthy Community, Sustainable Community. State law requires all general plans to include seven mandatory elements: land use, circulation, conservation, open space, safety, noise, and housing. The City of Redlands General Plan includes six of the seven elements required by California State law: land use, circulation, conservation, open space, safety, and noise. Because the seventh element, housing, is required by State law to be updated more frequently than the General Plan, it is published as a separate document. The Housing Element was last updated and integrated into the General Plan on February 1, 2022. All actions relating to zoning, subdivision approval, housing allocations, and capital improvements must be consistent with the General Plan.

- *City of Redlands General Plan Environmental Impact Report* (adopted July 2017). The *City of Redlands General Plan Environmental Impact Report* (General Plan EIR) is intended to provide decision-makers and the public with information concerning the environmental effects of implementation of the General Plan. The General Plan EIR includes background data, analyzes potential environmental impacts, identifies General Plan policies and implementation plans that serve as mitigation, and identifies additional mitigation measures to reduce potentially significant effects due to implementation of the General Plan. The General Plan EIR determined that General Plan implementation would result in significant unavoidable environmental impacts in the following topic areas: Agricultural Resources, Air Quality, and Transportation.

- *Redlands Municipal Code* (current through Ordinance 2953, passed January 17, 2023). The *Redlands Municipal Code* (Municipal Code) provides regulations for governmental operations, development,

infrastructure, public health and safety, and business operations within the City. Municipal Code Title 18, *Zoning regulations* (Land Use Zoning Ordinance), is established to promote the public health, safety, peace, comfort, convenience, prosperity, and welfare of the City and its inhabitants. The Land Use Zoning Ordinance regulates the use of buildings, structures, and land for residential, commercial, industrial, and institutional purposes; regulates location, height, bulk, and area covered by buildings and structures; and controls lot size, yards, intensity of land use, signs, and off-street parking.

- *East Valley Corridor Specific Plan (Last Amended on April 19, 2022):* The East Valley Corridor Specific Plan was adopted to provide a guide for the growth and development of the East Valley Corridor. Among the subjects addressed by the Specific Plan are the locations of various land uses; development standards for buildings and facilities; regulation of land use in areas affected by safety hazards; location and capacity of circulation/ transportation systems and facilities; standards for building and population density; location and capacity of water supply, sewerage and stormwater drainage facilities; and design guidelines and requirements for the planning area as a whole as well as for specific development sites.

- *Bergamot Specific Plan (Adopted October 5, 2021):* The Bergamot Specific Plan No. 64 was adopted to provide the framework and property guidelines for the design and development of a master planned residential community in conformance with the goals and objectives of the City of Redlands General Plan. The Specific Plan was written and prepared to focus upon design solutions, regulations and development standards specifically tailored to the project site while insuring a commitment to the ordinances of the City of Redlands in both spirit and intent. The Specific Plan proposes development of a residential master plan in such a manner so as to produce a cohesive, unified development sensitive to the project site and surrounding area through the integration of special buffer treatments, architectural theming, placement of structure, and the integration of passive and active open space and recreational uses. The Specific Plan includes design guidelines and development standards intended provide the City of Redlands with a desirable residential neighborhood with abundant amenities and housing opportunities.

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2.0 Project Description

2.1 Project Location

The City is located in the southwestern portion of the County of San Bernardino; refer to Exhibit 1, *Regional Vicinity*. Interstate 10 (I-10) bisects the City in an east-west orientation, and State Route 210 (SR-210) traverses the City's northern portion in a north-south orientation. The project site is 14.62 gross acres (11.45 net acres) and is located in the northern portion of the City at Assessor Parcel Numbers (APNs) 0167-061-01 and 0167-061-03; refer to Exhibit 2, *Site Vicinity*. Specifically, the project site is located at the northeast corner of West Pioneer Avenue and SR-210. Regional access to the project site is provided via I-10 and SR-210. Local access is provided via West Pioneer Avenue and Domestic Avenue.

2.2 Environmental Setting

The project site consists of two undeveloped, vacant lots with disturbed, ruderal vegetation, as well as scattered trees and shrubs. An unimproved dirt road (West Domestic Avenue) is present on the northern portion of the site. Three wooden power poles with overhead lines are located along the southwest portion of the site. Foundations from a former agricultural residence are also present on the site. The site was historically used for cultivated citrus groves, but is now fallow and no longer supports agricultural uses.

The project site has a relatively flat topography and slopes gently to the north. The elevation along the southern portion of the site is approximately 1,276 feet above mean sea level (amsl) and the elevation along the northern portion is approximately 1,267 feet amsl.

General Plan Land Use Designation and Zoning

The project site has a land use designation of Commercial/Industrial in the City of Redlands General Plan, and a zoning designation of Science Research Park within the East Valley Corridor Specific Plan (EV-SRP). The project would require a General Plan Amendment to change the site's designation to Medium Density Residential, which allows for densities of 8 to 15 dwelling units per acre (du/ac). The project would also require a Zone Change to Specific Plan No. 64 (Bergamot Specific Plan), and a Specific Plan Amendment to incorporate the project site in the Bergamot Specific Plan boundary. The Bergamot Specific Plan was adopted by the City on October 5, 2021. It was developed to produce a cohesive, unified development sensitive to the project site and surrounding area through the integration of special buffer treatments, architectural theming, placement of structures, and the integration of passive and active open space and recreational uses.[1]

Surrounding Land Uses

Surrounding land uses include vacant, agricultural, and public/institutional uses. Specifically, land uses surrounding the site include:

- *North*: Domestic Avenue, undeveloped lots with citrus groves, and vacant land that is currently under construction bounds the site to the north. The area under construction is designated Low Density Residential within the City of Redlands' General Plan and zoned Specific Plan No. 64 (Bergamot Specific Plan). The citrus

[1] City of Redlands, *Bergamot Specific Plan*, adopted October 5, 2021.

grove has a land use designation of Commercial/Industrial in the City of Redlands General Plan, and a zoning designation of Science Research Park within the East Valley Corridor Specific Plan (EV-SRP).

- *East*: Citrus Valley High School bounds the project site to the east. The property containing Citrus Valley High School is designated Public/Institutional within the City of Redlands' General Plan and is located in the Science Research Park District of the East Valley Corridor Specific Plan (EV-SRP). .

- *Northeast*: A parcel containing a citrus grove bounds the project site to the northeast. The parcel containing the citrus grove is designated Commercial/Industrial within the City of Redlands' General Plan and is located in the Science Research Park District of the East Valley Corridor Specific Plan (EV-SRP).

- *South*: West Pioneer Avenue and vacant lots bound the project site to the south. Areas to the south of the site are designated Commercial within the City of Redlands' General Plan and are located in the Special Development District of the East Valley Corridor Specific Plan (EV/SD).

- *West*: A concrete-lined flood control drainage, California Department of Transportation easement, and SR-210 bound the project site to the west.

2.3 Project Characteristics

Development Concept

The proposed project consists of the development of 117 two-story motor court homes distributed along two new public streets ("Street A" and "Street B") on a 14.62-acre site; refer to Exhibit 3, *Conceptual Site Plan*. The density of the project would be approximately 8 du/ac. Interior livable space would consist of three- and four-bedroom units ranging from 1,465 square feet to 2,125 square feet. The project proposes a maximum building height of approximately 26 feet. Individual lot sizes would range from 1,837 square feet to 3,337 square feet. Architectural styles would include Santa Barbara, Coastal, and Farmhouse.

The project would include nine open space lots, comprising a total area of 3.01 acres. Additional improvements include installation of a stormwater detention basin, a parking lot, a paved walking trail, a bocce ball court, and landscaping with shrubs, trees, and ground cover vegetation. Sidewalk, curb, and gutter would be installed along the project's frontages at West Pioneer Avenue and West Domestic Avenue. A noise attenuation wall ranging from 6-8 feet would be installed around the north, east, and south perimeters of the property.

Site Access

Access to the site would be provided via two entry points: one from West Pioneer Avenue and one from West Domestic Avenue. Access and circulation improvements would be designed and constructed consistent with City design and engineering standards; refer to Exhibit 3.

Landscaping

Ornamental water-efficient landscaping would be installed throughout the site, including front yards, in open space lots, and along the walking trail on the west side of the site. The total landscaped area would be 86,468 square feet, which is 13.6 percent of the total project site area. A conceptual landscape plan was developed for the project in accordance with the requirements of the Redlands Municipal Code Title 18, *Zoning Regulations*, Chapter 18.168, *Landscaping, Fences, Walls and Signs*. Planting materials would include a mix of trees (such as marina strawberry tree, purple orchid

tree, and netleaf hackleberry), shrubs (such as yellow bird of paradise, dwarf weeping bottlebrush, and coral rockrose), groundcover (such as pigeon point coyote brush, European grey sedge, and bearberry cotoneaster), and turf consisting of a drought tolerant Fescue blend; refer to Exhibit 4, *Conceptual Landscape Plan*.

Utilities and Services

The following utilities and services would serve the site:

- *Water*. The proposed development would be served by Redlands Municipal Utilities and Engineering for domestic (drinking) water supply services.
- *Sewer*. Redlands Municipal Utilities and Engineering provides wastewater/sanitary sewer service to the project area.
- *Stormwater Drainage*. Storm drains and the proposed underground detention basin would be operated and maintained by the City of Redlands through annexation into a Community Facilities District.
- *Dry Utilities*. The site would be served by Southern California Edison (SCE) for electricity services and the Southern California Gas Company (SoCalGas) for natural gas services.

2.4 Phasing/Construction

The project would involve construction activities associated with grading, building construction, paving, and architectural coating applications. Project construction would occur over approximately 26 months from mid-2025 through mid-2027. Land development would occur as a single phase and is anticipated to occur for approximately six (6) months, from July 2025 to December 2025. Building construction would occur as a single phase and is anticipated to occur for approximately 20 months, from January 2026 to September 2027. Other associated improvements (i.e., painting) would occur and would partially overlap with the construction phase.

Earthwork volumes are estimated at approximately 101,150 cubic yards of cut and 85,000 cubic yards of fill soil. In addition, 11,700 cubic yards of shrinkage and 2,700 cubic yards of subsidence are anticipated. This would result in approximately 1,250 cubic yards of export soil.

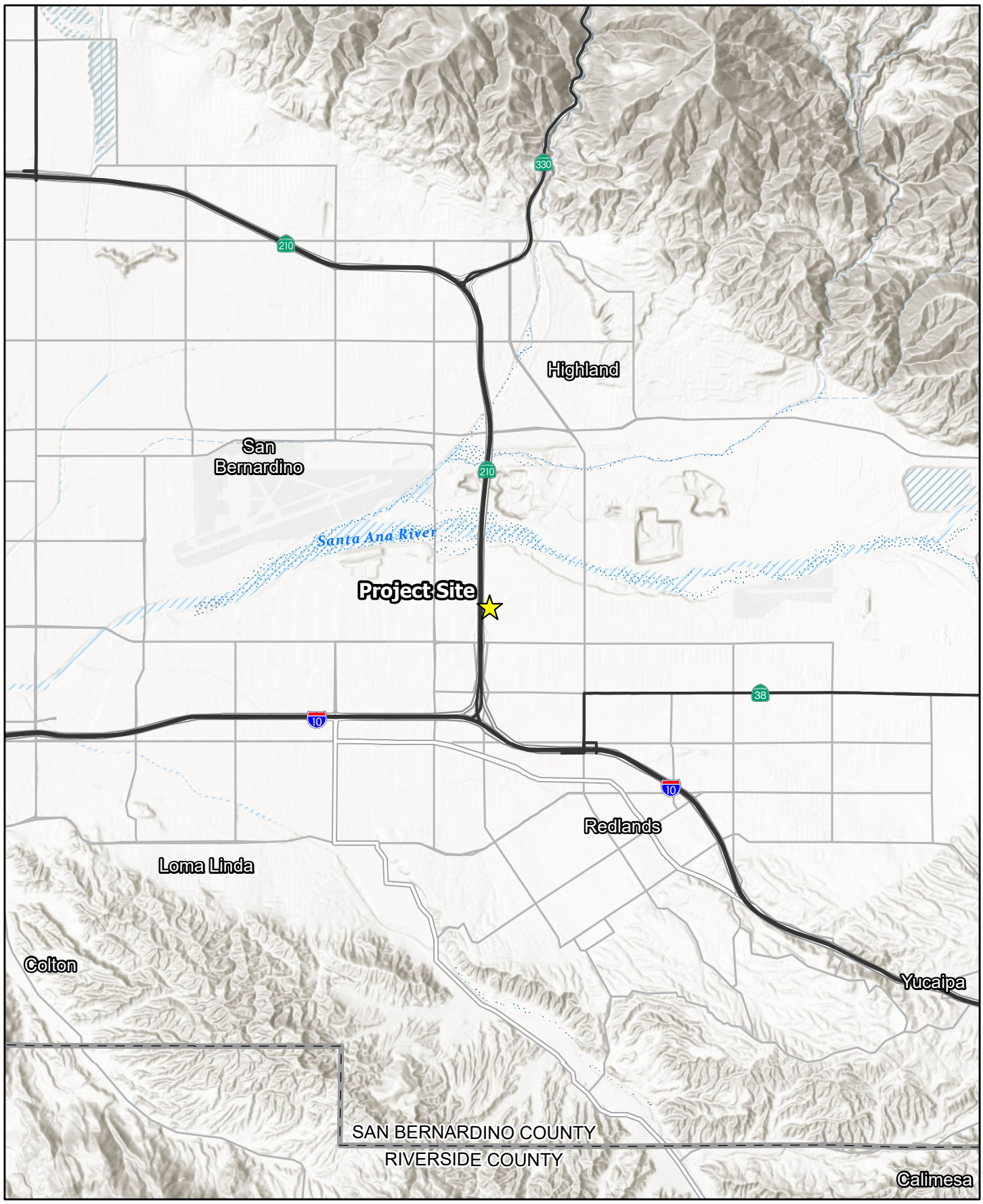
During project construction, equipment, vehicles, and materials would be stored within a designated staging area or areas on the project site. Although storage of these items could potentially be viewed from adjacent properties, storage would be temporary and would cease upon completion of construction.

2.5 Agreements, Permits, and Approvals

The City, as Lead Agency, has discretionary authority over the proposed project, which requires the following discretionary approvals:

- CEQA Clearance;
- Zone Change;
- Specific Plan Amendment;
- General Plan Amendment;
- Tentative Tract Map;
- Water Quality Management Plan; and
- National Pollutant Discharge Elimination System (NPDES) Permit under the Santa Ana Regional Water Quality Control Board (Santa Ana RWQCB).

Other anticipated permits include a grading permit and building permit, as well as site plan approval from various approving bodies including but not limited to the Redlands Fire Department and Redlands Police Department.



TTM 20528 PIONEER TRACT

Michael Baker INTERNATIONAL

0 1 2 Miles

Source: ESRI, Michael Baker Intl, City of Redlands, San Bernardino County, California Department of Transportation (Caltrans).

Regional Vicinity

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TTM 20528 PIONEER TRACT

Michael Baker INTERNATIONAL

0 400 800 US Feet

Source: ESRI, Michael Baker Intl, City of Redlands, San Bernardino County.

Local Vicinity

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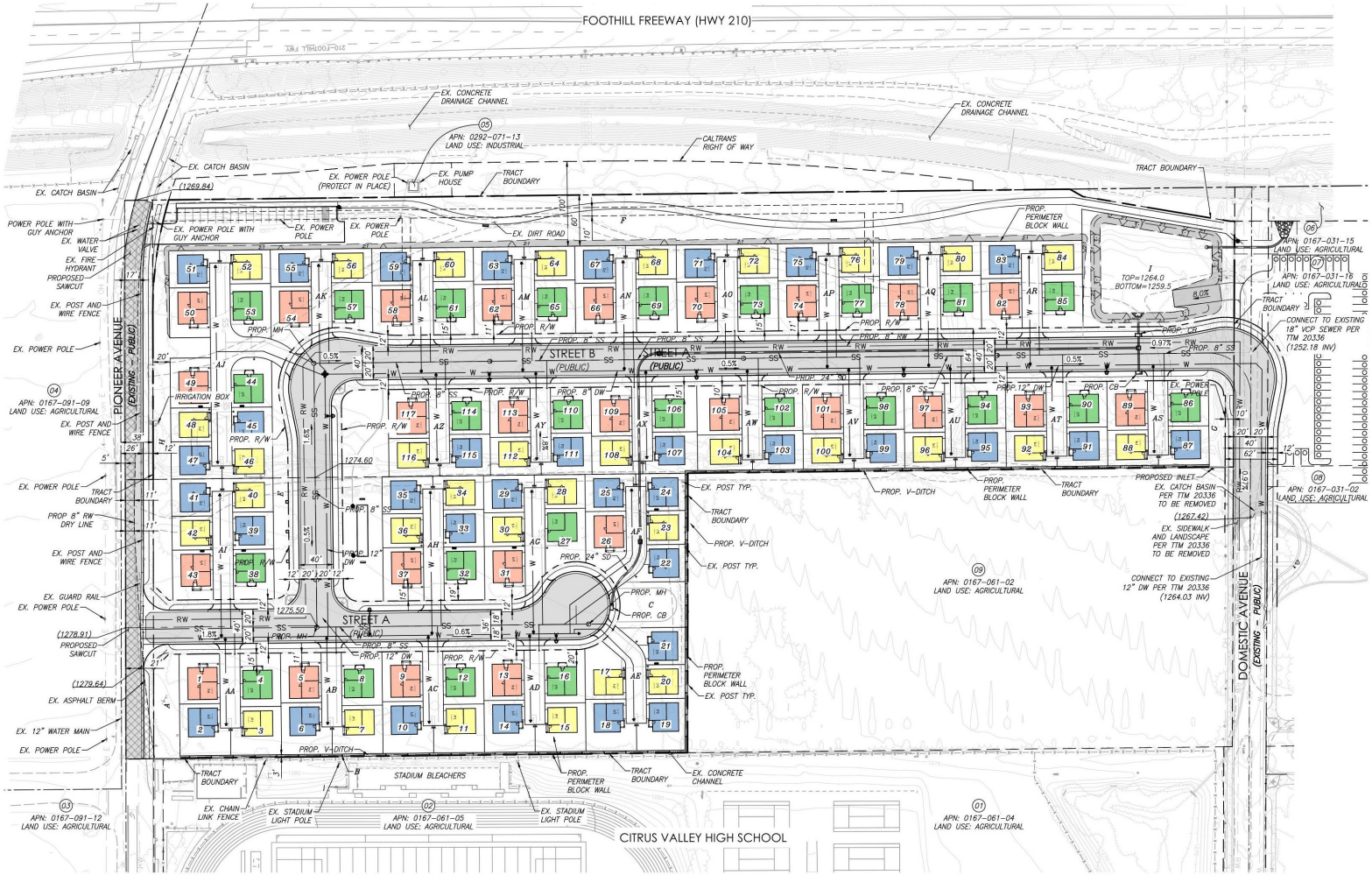
PRELIMINARY PLOTTING STUDY
TENTATIVE TRACT MAP NO. 20528

CITY OF REDLANDS,
IN THE COUNTY OF SAN BERNARDINO,
STATE OF CALIFORNIA



TTM 20528 PIONEER TRACT

Michael Baker INTERNATIONAL

NOT TO SCALE

Site Plan

Source: Huitt-Zollars, Inc., March 24, 2023.

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TTM 20528 PIONEER TRACT

Michael Baker INTERNATIONAL

NOT TO SCALE

Source: BCB Design Group, March 13, 2023.

Conceptual Landscape Plan

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3.0 Initial Study Checklist

3.1 Background

1. **Project Title:**
   TTM 20528 Pioneer Tract Project

2. **Lead Agency Name and Address:**
   City of Redlands
   35 Cajon Street
   Redlands, CA 92373

3. **Contact Person and Phone Number:**
   Ryan Murphy, Senior Planner
   909-798-7555 ext. 7308

4. **Project Location:**
   The project site (APNs 0167-061-01 and 0167-061-03) is located at the northeast corner of West Pioneer Avenue and State Route 210.

5. **Project Sponsor's Name and Address:**
   MLC Holdings, Inc.
   Johanna Crooker, AICP – Director of Entitlements
   5 Peters Canyon Road, Suite 310, Irvine, CA 92606

6. **General Plan Designation:**
   Commercial/Industrial

7. **Zoning:**
   Industrial (EV-SRP)

8. **Description of Project:**
   Refer to Section 2.3, *Project Characteristics*.

9. **Surrounding Land Uses and Setting:**
   Surrounding land uses include vacant, agricultural, and public/institutional uses. Refer to Section 2.2, *Environmental Setting*.

10. **Other anticipated public agencies whose approval is required:**
    Santa Ana Regional Water Quality Control Board

11. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**
    In compliance with Assembly Bill (AB) 52, the City distributed letters notifying each tribe that requested to be on the City's list for the purposes of AB 52 of the opportunity to consult with the City regarding the proposed project.

The letters were distributed by certified mail on November 22, 2022. The tribes had 30 days to respond to the City's request for consultation. Refer to Section 4.18, *Tribal Cultural Resources*, for additional information.

3.2 Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less Than Significant Impact with Mitigation Incorporated," as indicated by the checklist on the following pages.

☐	Aesthetics	☐	Agriculture and Forestry	☐	Air Quality
☒	Biological Resources	☒	Cultural Resources	☐	Energy
☒	Geology and Soils	☐	Greenhouse Gas Emissions	☒	Hazards and Hazardous Materials
☐	Hydrology and Water Quality	☐	Land Use and Planning	☐	Mineral Resources
☐	Noise	☐	Population and Housing	☐	Public Services
☐	Recreation	☒	Transportation	☒	Tribal Cultural Resources
☐	Utilities and Service Systems	☐	Wildfire	☒	Mandatory Findings of Significance

3.3 Lead Agency Determination

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	☐
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	☒
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	☐
I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	☐
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	☐

Signature:

Title: Senior Planner

Printed Name: Ryan Murphy

Agency: City of Redlands

Date: October 3, 2023

3.4 Evaluation of Environmental Impacts

This section analyzes the potential environmental impacts associated with the proposed project. The issue areas evaluated in this Initial Study include:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire
- Mandatory Findings of Significance

The environmental analysis in this section is patterned after the Initial Study Checklist recommended by the CEQA Guidelines Appendix G and used by the City of Redlands in its environmental review process. For the preliminary environmental assessment undertaken as part of this Initial Study's preparation, a determination that there is a potential for significant effects indicates the need to identify mitigation to avoid or minimize the impact.

For the evaluation of potential impacts, the questions in the Initial Study Checklist are stated and an answer is provided according to the analysis undertaken as part of the Initial Study. The analysis considers the long-term, direct, indirect, and cumulative impacts of the development. To each question, there are four possible responses:

- *No Impact*. The development will not have any measurable environmental impact on the environment.

- *Less Than Significant Impact*. The development will have the potential for impacting the environment, although this impact will be below established thresholds that are considered to be significant.

- *Less Than Significant Impact With Mitigation Incorporated*. The development will have the potential to generate impacts which may be considered as a significant effect on the environment, although mitigation measures or changes to the development's physical or operational characteristics will reduce these impacts to levels that are less than significant.

- *Potentially Significant Impact*. The development will have impacts which are considered significant and additional analysis is required to identify mitigation measures that could reduce these impacts to less than significant levels.

Where potential impacts are anticipated to be significant, mitigation measures are required so that impacts may be avoided or reduced to insignificant levels.

4.0 Environmental Analysis

4.1 Aesthetics

Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?			✓	
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?				✓
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			✓	
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			✓	

a) Have a substantial adverse effect on a scenic vista?

Less Than Significant Impact. A scenic vista is generally defined as a view of undisturbed natural lands exhibiting a unique or unusual feature that comprises an important or dominant portion of the viewshed.[2] Scenic vistas may also be represented by a particular distant view that provides visual relief from less attractive views of nearby features. Other designated Federal and State lands, as well as local open space or recreational areas, may also offer scenic vistas if they represent a valued aesthetic view within the surrounding landscape of nearby features.

Based on the General Plan EIR, scenic vistas within the City include scenic corridors and views to open spaces, canyonlands, hillsides, groves, and the San Bernardino Mountains. Scenic corridors are identified within Chapter 2, *Distinctive City*, of the General Plan. According to the General Plan, specific development standards have been adopted to protect scenic highways, drives, and historic streets. There are no designated scenic corridors within 2-miles of the project site. However, the General Plan identifies East Pioneer Avenue from River Bend Drive to Judson Street for future consideration as a scenic corridor. The identified segment of East Pioneer Avenue provides views of the San Bernardino Mountains to the east and north, as well as citrus groves along the south side of the road, and is located 1.65 miles east of the project site.

The project would not obstruct access to the corridor, nor would it degrade the quality or character of the views provided by the corridor. Views of the project site are not afforded from East Pioneer Avenue between River Bend Drive and Judson Street due to its location over 1.65 miles from this corridor, as well as intervening topography, structures, and vegetation. Thus, the project would not result in substantial adverse effect to the views provided by the corridor.

Views of the San Bernardino Mountains (located approximately 7-miles north) are available from the project site. However, based on the distance, as well as the presence of development in the project area, the project site is not located within the general viewshed of this scenic vista. The inclusion of the project within the area would be consistent

[2] A viewshed is the geographical area which is visible from a particular location.

with existing views.. As a result, implementation of the proposed project would not have a substantial adverse impact on a scenic vista. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?

No Impact. According to the California Department of Transportation, there are no officially designated State scenic highways within the project vicinity.[3] The nearest eligible highway is State Route 38 (SR-38), approximately 1.20-miles southeast of the project site. Views of the project site are not afforded from SR-38 due to intervening topography, structures, and vegetation. Thus, the project would not substantially damage scenic resources within a State scenic highway. Therefore, no impact would occur in this regard.

Mitigation Measures: No mitigation measures are required.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less Than Significant Impact. The project site consists of an undeveloped, fallow lot composed of disturbed habitat that is dominated by ruderal/weedy, low-growing plant species, as well as scattered trees and shrubs. A dirt road is present on the site. The project site is located in an urbanized area of the City that supports commercial, public/institutional, and residential land uses. Adjacent to the east of the site is Citrus Valley High School, and adjacent to the west is SR-210, with industrial warehouses beyond the freeway to the west.

The project would allow for the development of 117 two-story motor court homes. The project would include installation of right-of-way improvements, including sidewalk and landscaping. The architectural design of the project would adhere to the requirements of the Bergamot Specific Plan, which outline a "cohesive, unified development sensitive to the project site and surrounding area through the integration of special buffer treatments, architectural theming, placement of structure, and the integration of passive and active open space and recreational uses."[4] While project implementation would change the visual quality of the project site and its surroundings, the proposed project would not degrade the visual quality of the project area because the project is consistent with the surrounding uses and its current zoning.

Further, the project's design, including its architectural features, building materials, and landscaping would be reviewed and approved by the City during the development review process. The City would also have the ability to add conditions related to project aesthetics during the developmental review process if needed, prior to approval of the project. This process would verify that the project's design is compatible with development in the surrounding vicinity and that it is consistent with applicable zoning regulations. As a result, implementation of the proposed project would not conflict with applicable zoning and other regulations governing scenic quality. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

[3] California Department of Transportation, *List of Eligible and Officially Designated State Scenic Highways*, https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa, accessed May 16, 2023.

[4] City of Redlands, *Bergamot Specific Plan*, https://www.cityofredlands.org/sites/main/files/file-attachments/bergamot-specific_plan.pdf?1646188068, adopted October 5, 2021.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less Than Significant Impact. Light impacts are typically associated with the use of artificial light during the evening and nighttime hours. Glare may be a daytime occurrence caused by the reflection of sunlight or artificial light from highly polished surfaces, such as window glass and reflective cladding materials, and may interfere with the safe operation of a motor vehicle on adjacent streets. Daytime glare is common in urban areas and is typically associated with mid- to high-rise buildings with exterior façades largely or entirely comprising highly reflective glass or mirror-like materials. Nighttime glare is primarily associated with bright point source lighting that contrasts with existing low ambient light conditions.

Project construction could involve temporary glare impacts as a result of construction equipment and materials. Although there may be construction equipment and materials that produce glare, such as side mirrors or unpainted metal surfaces, the potential for glare would be short-term (hours) in duration because of the movement of either the equipment or angle of the sun. Further, pursuant to the City's Municipal Code Section 8.06.090, construction activities within the City are restricted to exclude he weekday hours of 6:00 M to 7:00 AM, as well as Saturdays, Sundays, or holidays. Although not proposed, any project-related nighttime construction activities would require City approval. Therefore, nighttime lighting effects from project construction are not expected to occur. Therefore, no adverse light or glare impacts to adjacent properties are anticipated to result from construction activities.

The proposed project would increase the amount of light in the area by directly adding new sources of illumination, including security and decorative lighting for houses and streetlights. However, although the project area would increase lighting within the area, compliance with City standards for exterior lighting for new developments, as established by the City's General Plan Action 2-A.35, would reduce this impact to a less than significant level.

In addition, streetlights are required to comply with design standards contained within *City of Redlands Public Works Department Standard Specifications and Detail Drawings for Design and Construction of Public Improvements* (January 2006), as adopted by the City, which establishes minimum design standards for streetlights to ensure public safety and minimize public nuisance. Additionally, due to the nature of the project, it is not anticipated that the proposed uses would result in a new source of substantial glare. The project as proposed would conform to applicable zoning requirements relative to building design to ensure that the project does not incorporate surfaces or materials with reflective properties that would have the potential to result in adverse glare effects. With adherence to the City's design standards, adverse effects associated with light trespass and/or glare would be less than significant.

Mitigation Measures: No mitigation measures are required.

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4.2 Agriculture and Forestry Resources

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:	**Potentially Significant Impact**	**Less Than Significant Impact With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			✓	
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				✓
d. Result in the loss of forest land or conversion of forest land to non-forest use?				✓
e. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			✓	

This section is primarily based upon the *Land Evaluation and Site Assessment Model Letter Report for the Song and Emm Properties, City of Redlands, San Bernardino County, California* (LESA), prepared by FirstCarbon Solutions, dated April 20, 2022; refer to Appendix A, *LESA*.

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

Less Than Significant Impact. The project site is currently vacant and has not been graded. A Land Evaluation and Site Assessment (LESA) was prepared for the project site by FirstCarbon Solutions to assess whether development of the proposed project would have a significant impact on loss of Important Farmland; refer to Appendix A, *LESA*. According to the LESA, the project site contains 14.45-acres of Grazing Land, 0.09-acre of Prime Farmland, 0.05-acre of Urban Built-Up Land, and 0.02-acre of Farmland of Statewide Importance.

The LESA Model is divided into two components: Land Evaluation and Site Assessment. Various existing conditions are identified and given a weighted factor which in part reflects the importance of such conditions in determining the value of a site as an agricultural resource. The Land Evaluation model considers land capability (soils) and Storie Index rating (agricultural value of the soil). The Site Assessment model considers project size, water availability, presence of surrounding agricultural lands, and protected resources (Williamson Act Contracts). As indicated in Appendix A, the project site yields a LESA Model score of 62.3. For projects that score between 60 and 79 points, LESA Model significance criteria indicates that this is a significant impact unless either the Land Evaluation or Site Assessment sub-scores are less than 20 points, as such a score would indicate a lesser potential for on-site resources to have high agricultural value (i.e., a site may score higher in one model versus the other, depending on the conditions being evaluated). In this case, the Land Evaluation sub-score is 45.1 points, but the Site Assessment sub-score is 17.2 points. As the Site Assessment score is below 20 points, based on LESA model significance criteria, the proposed project's conversion of agricultural land to nonagricultural use is not considered significant for the purposes of CEQA. Impacts would be less than significant in this regard.

In addition, according to the City's General Plan 2035 EIR, the farmland within the City is "mainly located where non-contiguous agricultural uses are interspersed with more intensive uses, such as in the East Valley Corridor Specific Plan area." According to the East Valley Corridor Specific Plan, the project site is located in East Valley/Special Development District (EV/SD), which permits uses from the General Commercial, Commercial Industrial, Administrative Professional, Public Institutional, and Open Space Districts subject to approval of a Planned Development application, including agricultural uses. The purpose of the EV/SD is, "to provide an alternative, more flexible site planning process which encourages creative and imaginative planning of administrative professional, commercial or industrial developments, or a mixture of such uses." Although the project site contains some areas designated as Prime Farmland and Farmland of Statewide Importance, impacts would be less than significant because the project is consistent with the General Plan 2035 and East Valley Corridor Specific Plan that have both addressed potential impacts to agriculture resources into their respective analysis. Therefore, impacts to protected farmlands are considered less than significant.

Mitigation Measures: No mitigation measures are required.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. Based on the LESA prepared for the project, the project site is not currently under a Williamson Act Contract; refer to Appendix A. Additionally, the project site is not zoned for agricultural use. Thus, project implementation would not conflict with existing zoning for agricultural use, or a Williamson Act contract. No impact would occur.

Mitigation Measures: No mitigation measures are required.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. The project site is not occupied or used for forest land or timberland. Further, project implementation would not result in the rezoning of forest land, timberland, or timberland zoned timberland production. No impact would occur.

Mitigation Measures: No mitigation measures are required.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. Refer to Response 4.2(c). No impacts would occur in this regard.

Mitigation Measures: No mitigation measures are required.

e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

Less Than Significant Impact. Refer to Responses 4.2(a) through 4.2(d). Less than significant impacts would occur.

Mitigation Measures: No mitigation measures are required.

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4.3 Air Quality

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?			✓	
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or state ambient air quality standard?			✓	
c. Expose sensitive receptors to substantial pollutant concentrations?			✓	
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			✓	

This section is primarily based upon Appendix B, *Air Quality/Greenhouse Gas/Energy Modeling Results*.

a) Conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact. The project is located within the South Coast Air Basin (Basin), which is governed by the South Coast Air Quality Management District (SCAQMD). In order to reduce emissions, the SCAQMD adopted the *2022 Air Quality Management Plan* (2022 AQMP) which establishes a program of rules and regulations directed at reducing air pollutant emissions and achieving State and Federal air quality standards. The AQMP is a regional and multi-agency effort including the SCAQMD, California Air Resources Board (CARB), the Southern California Association of Governments (SCAG), and the U.S. Environmental Protection Agency (EPA).

The 2022 AQMP pollutant control strategies are based on the latest scientific and technical information and planning assumptions, including the *2020-2045 Regional Transportation Plan/Sustainable Communities Strategy* (2020-2045 RTP/SCS), updated emission inventory methodologies for various source categories, and SCAG's latest growth forecasts. SCAG's latest growth forecasts were defined in consultation with local governments and with reference to local general plans. The SCAQMD considers projects that are consistent with the AQMP, which is intended to bring the Basin into attainment for all criteria pollutants, to also have less than significant cumulative impacts.

Criteria for determining consistency with the AQMP are defined by the following indicators:

Criterion 1:

With respect to the first criterion, SCAQMD methodologies require that an air quality analysis for a project include forecasts of project emissions in relation to contributing to air quality violations and delay of attainment.

a) Would the project result in an increase in the frequency or severity of existing air quality violations?

Since the consistency criteria identified under the first criterion pertains to pollutant concentrations, rather than to total regional emissions, an analysis of the project's pollutant emissions relative to localized pollutant concentrations is used as the basis for evaluating project consistency. As discussed in Response 4.3(c), localized concentrations of carbon monoxide (CO), nitrogen oxides (NO_X), particulate matter less than 10 microns in diameter (PM_{10}), and particulate matter less than 2.5 microns in diameter ($PM_{2.5}$) would be less

than significant during project construction and operations. Therefore, the proposed project would not result in an increase in the frequency or severity of existing air quality violations.[5]

b) *Would the project cause or contribute to new air quality violations?*

As discussed in Response 4.3(b), the proposed project would result in emissions that are below the SCAQMD thresholds. Therefore, the project would not have the potential to cause or affect a violation of the ambient air quality standards.

c) *Would the project delay timely attainment of air quality standards or the interim emissions reductions specified in the AQMP?*

The proposed project would result in less than significant impacts with regard to regional and localized concentrations during project construction and operations; refer to Responses 4.3(b) and 4.3(c). As such, the project would not delay the timely attainment of air quality standards or 2022 AQMP emissions reductions.

Criterion 2:

With respect to the second criterion for determining consistency with SCAQMD and SCAG air quality policies, it is important to recognize that air quality planning within the Basin focuses on attainment of ambient air quality standards at the earliest feasible date. Projections for achieving air quality goals are based on assumptions regarding population, housing, and growth trends. Thus, the SCAQMD's second criterion for determining project consistency focuses on whether the proposed project exceeds the assumptions utilized in preparing the forecasts presented in the 2022 AQMP. Determining whether a project exceeds the assumptions reflected in the 2022 AQMP involves the evaluation of the three criteria outlined below. The following discussion provides an analysis of each of these criteria.

a) *Would the project be consistent with the population, housing, and employment growth projections utilized in the preparation of the AQMP?*

Growth projections included in the 2022 AQMP form the basis for the projections of air pollutant emissions and are based on general plan land use designations and SCAG's 2020-2045 RTP/SCS demographics forecasts. The population, housing, and employment forecasts within the 2020-2045 RTP/SCS are based on local general plans as well as input from local governments, such as the City. The SCAQMD has incorporated these same demographic growth forecasts for various socioeconomic categories (e.g., population, housing, employment) into the 2022 AQMP.

The project site has a General Plan land use designation of Commercial/Industrial, and a zoning designation of Industrial (EV-SRP). The project would require a General Plan Amendment to change the site's designation to Medium Density Residential, which allows for densities of 8 to 15 dwelling units per acre (du/ac). The project would also require a Zone Change to Specific Plan No. 64 (Bergamot Specific Plan); and a Specific Plan Amendment to incorporate the project site in the Bergamot Specific Plan boundary. Additionally, the East Valley Corridor Specific Plan would also be amended to remove the project site from its Plan Boundary. The project would allow for the development of 117-unit two-story motor court home units on approximately 14.62 gross acres (11.45 net acres), representing a density of approximately 8 du/ac.[6]

[5] Because reactive organic gases (ROGs) are not a criteria pollutant, there is no ambient standard or localized threshold for ROGs. Due to the role ROG plays in ozone formation, it is classified as a precursor pollutant and only a regional emissions threshold has been established.

[6] Density is calculated by dividing gross acreage (14.62 acres) from proposed number of units (117).

Although the project would require a General Plan Amendment, Zone Change, and Specific Plan Amendments, the project as analyzed aligns with the City of Redlands General Plan by fostering urban development and land use patterns that are consistent with the City's long-term vision for sustainable growth and efficient land utilization. By integrating the project site into the Bergamot Specific Plan, the project embraces the City's established planning framework and promotes a balanced blend of land uses that adhere to the overarching goals and policies of the City of Redlands General Plan. The proposed development type is also complementary to proposed residential uses to the north. Therefore, as the density of the project would be within the allowable density range of 8 to 15 du/ac within the Medium Density Residential zoning designation with the General Plan Amendment, the project would not conflict with the General Plan in this regard. Therefore, the project is consistent with the site's General Plan land use designation and zoning with the approval of the General Plan Amendment and Zone Change.

As discussed in Section 4.14, *Population and Housing*, the project could induce population growth in an area either directly, through the development of new residences or businesses, or indirectly, through the extension of roads or other infrastructure. The project would construct 117 two-story motor court home units. According to the California Department of Finance,[7] the City's average household size is 2.64 persons per household. This would equate to approximately 309 new persons living within the City as a result of the proposed project.

According to the SCAG 2020-2045 RTP/SCS Demographics & Growth Forecast,[8] the number of people living within the City is anticipated to reach 80,800 persons by 2045, representing a total increase of 11,300 persons between 2016 and 2045. SCAG's regional growth projections are based upon long-range development assumptions (i.e., General Plans) of the relevant jurisdiction. The project-related increase of 309 residents would contribute approximately 2.7 percent to the City's planned growth through 2045, and only 0.38 percent of the 2045 population anticipated for the City. As such, the proposed project is an allowed use under the site's existing land use and zoning designations. Additionally, as the SCAQMD has incorporated these same projections into the 2022 AQMP, it can be concluded that the proposed project would be consistent with the projections included in the 2022 AQMP. A less than significant impact would occur in this regard.

b) Would the project implement all feasible air quality mitigation measures?

The proposed project would result in less than significant air quality impacts. Compliance with all feasible emission reduction rules and measures identified by the SCAQMD would be required as identified in Responses 4.3(b) and 4.3(c). As such, the proposed project meets this 2022 AQMP consistency criterion.

c) Would the project be consistent with the land use planning strategies set forth in the AQMP?

Land use planning strategies set forth in the 2022 AQMP are primarily based on the 2020-2045 RTP/SCS. The existing Omnitrans bus stops are located less than one mile to the south of the project site. Further, in compliance with CALGreen Code, all single-family development projects would require installation of raceways to be electric vehicle (EV) capable.[9] This project design feature would encourage and support the use of EVs within the proposed residential development. Therefore, the project would be consistent with the actions and strategies of the 2020-2045 RTP/SCS. In addition, as discussed above, the project would be consistent with the General Plan land use designation with the approval of General Plan Amendment. As such, the proposed project meets this AQMP consistency criterion.

7 California Department of Finance Demographic Research Unit, *Report E-5 Population and Housing Estimates for Cities, Counties, and the State, 2021-2023, Sacramento, California*, May 2023.

8 Southern California Association of Governments, *2020-2045 Regional Transportation Plan/Sustainable Communities Strategy*, September 3, 2020.

9 A raceway is an enclosed conduit that forms a physical pathway for electrical wiring.

In conclusion, the determination of 2022 AQMP consistency is primarily concerned with the long-term influence of a project on air quality in the Basin. The proposed project would not result in a long-term impact on the region's ability to meet State and Federal air quality standards. Further, the proposed project's long-term influence on air quality in the Basin would also be consistent with the SCAQMD and SCAG's goals and policies and is considered consistent with the 2022 AQMP.

Mitigation Measures: No mitigation measures are required.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard?

Less Than Significant Impact.

Criteria Pollutants

Carbon Monoxide (CO). CO is an odorless, colorless toxic gas that is emitted by mobile and stationary sources as a result of incomplete combustion of hydrocarbons or other carbon-based fuels. In cities, automobile exhaust can cause as much as 95 percent of all CO emissions. CO replaces oxygen in the body's red blood cells. Individuals with a deficient blood supply to the heart, patients with diseases involving heart and blood vessels, fetuses (unborn babies), and patients with chronic hypoxemia (oxygen deficiency) as seen in high altitudes are most susceptible to the adverse effects of CO exposure. People with heart disease are also more susceptible to developing chest pains when exposed to low levels of carbon monoxide.

Ozone (O_3). O_3 occurs in two layers of the atmosphere. The layer surrounding the Earth's surface is the troposphere. The troposphere extends approximately 10 miles above ground level, where it meets the second layer, the stratosphere. The stratosphere (the "good" ozone layer) extends upward from about 10 to 30 miles and protects life on Earth from the sun's harmful ultraviolet rays. "Bad" O_3 is a photochemical pollutant, and needs volatile organic compounds (VOCs), NO_X, and sunlight to form; therefore, VOCs and NO_X are O_3 precursors. To reduce O_3 concentrations, it is necessary to control the emissions of these O_3 precursors. Significant O_3 formation generally requires an adequate amount of precursors in the atmosphere and a period of several hours in a stable atmosphere with strong sunlight. High O_3 concentrations can form over large regions when emissions from motor vehicles and stationary sources are carried hundreds of miles from their origins.

While O_3 in the upper atmosphere (stratosphere) protects the Earth from harmful ultraviolet radiation, high concentrations of ground-level O_3 (in the troposphere) can adversely affect the human respiratory system and other tissues. O_3 is a strong irritant that can constrict the airways, forcing the respiratory system to work hard to deliver oxygen. Individuals exercising outdoors, children, and people with pre-existing lung disease such as asthma and chronic pulmonary lung disease are considered to be the most susceptible to the health effects of O_3. Short-term exposure (lasting for a few hours) to O_3 at elevated levels can result in aggravated respiratory diseases such as emphysema, bronchitis and asthma, shortness of breath, increased susceptibility to infections, inflammation of the lung tissue, increased fatigue, as well as chest pain, dry throat, headache, and nausea.

Nitrogen Dioxide (NO_2). NO_X are a family of highly reactive gases that are a primary precursor to the formation of ground-level ozone and react in the atmosphere to form acid rain. NO_2 (often used interchangeably with NO_X) is a reddish-brown gas that can cause breathing difficulties at elevated levels. Peak readings of NO_2 occur in areas that have a high concentration of combustion sources (e.g., motor vehicle engines, power plants, refineries, and other industrial operations). NO_2 can irritate and damage the lungs and lower resistance to respiratory infections such as influenza. The health effects of short-term exposure are still unclear. However, continued or frequent exposure to NO_2 concentrations that are typically much higher than those normally found in the ambient air may increase acute respiratory illnesses in children and increase the incidence of chronic bronchitis and lung irritation. Chronic exposure to NO_2 may aggravate eyes and mucus membranes and cause pulmonary dysfunction.

Coarse Particulate Matter (PM_{10}). PM_{10} refers to suspended particulate matter, which is smaller than 10 microns or ten one-millionths of a meter. PM_{10} arises from sources such as road dust, diesel soot, combustion products, construction operations, and dust storms. PM_{10} scatters light and significantly reduces visibility. In addition, these particulates penetrate into lungs and can potentially damage the respiratory tract. On June 19, 2003, the California Air Resources Board (CARB) adopted amendments to the Statewide 24-hour particulate matter standards based upon requirements set forth in the Children's Environmental Health Protection Act (Senate Bill 25).

Fine Particulate Matter ($PM_{2.5}$). Due to recent increased concerns over health impacts related to $PM_{2.5}$, both State and Federal $PM_{2.5}$ standards have been created. Particulate matter impacts primarily affect infants, children, the elderly, and those with pre-existing cardiopulmonary disease. In 1997, the U.S. Environmental Protection Agency (EPA) announced new $PM_{2.5}$ standards. Industry groups challenged the new standard in court and the implementation of the standard was blocked. However, upon appeal by the EPA, the United States Supreme Court reversed this decision and upheld the EPA's new standards. On January 5, 2005, the EPA published a Final Rule in the Federal Register that designates the Basin as a nonattainment area for Federal $PM_{2.5}$ standards. On June 20, 2002, the CARB adopted amendments for Statewide annual ambient particulate matter air quality standards. These standards were revised and established due to increasing concerns by CARB that previous standards were inadequate, as almost everyone in California is exposed to levels at or above the current State standards during some parts of the year, and the Statewide potential for significant health impacts associated with particulate matter exposure was determined to be large and wide-ranging.

Sulfur Dioxide (SO_2). SO_2 is a colorless, irritating gas with a rotten egg smell; it is formed primarily by the combustion of sulfur-containing fossil fuels. SO_2 is often used interchangeably with SO_X. Exposure of a few minutes to low levels of SO_2 can result in airway constriction in some asthmatics.

Volatile Organic Compounds (VOC). VOCs are hydrocarbon compounds (any compound containing various combinations of hydrogen and carbon atoms) that exist in the ambient air. VOCs contribute to the formation of smog through atmospheric photochemical reactions and may be toxic. Compounds of carbon (also known as organic compounds) have different levels of reactivity; that is, they do not react at the same speed or do not form O_3 to the same extent when exposed to photochemical processes. VOCs often have an odor, and some examples include gasoline, alcohol, and the solvents used in paints. Exceptions to the VOC designation include CO, CO_2, carbonic acid, metallic carbides or carbonates, and ammonium carbonate. VOCs are a criteria pollutant since they are a precursor to O_3, which is a criteria pollutant. The SCAQMD uses the terms VOC and ROG interchangeably (see below).

Reactive Organic Gases (ROG). Similar to VOC, ROG are also precursors in forming O_3 and consist of compounds containing methane, ethane, propane, butane, and longer chain hydrocarbons, which are typically the result of some type of combustion/decomposition process. Smog is formed when ROG and NO_X react in the presence of sunlight. ROGs are a criteria pollutant since they are a precursor to O_3, which is a criteria pollutant.

Construction

The project involves construction activities associated with grading, building construction, paving, and architectural coating applications. The project would be constructed over approximately 26 months from mid-2025 through mid-2027.

Earthwork volumes are estimated at approximately 101,150 cubic yards of cut and 85,000 cubic yards of fill soil. In addition, 11,700 cubic yards of shrinkage and 2,700 cubic yards of subsidence are anticipated. An estimated 1,250 cubic yards of soil would be exported from the project site with proposed project grading activities.

Exhaust emission factors for typical diesel-powered heavy equipment are based on the California Emissions Estimator Model version 2022.1 (CalEEMod) program defaults. Variables factored into estimating the total construction emissions include the level of activity, length of construction period, number of pieces and types of equipment in use, site

characteristics, weather conditions, number of construction personnel, and the amount of materials to be transported on- or off-site. The analysis of daily construction emissions has been prepared utilizing CalEEMod. Refer to Appendix B, *Air Quality/Greenhouse Gas/Energy Modeling Results*, for the CalEEMod outputs and results. Table 4.3-1, *Project-Generated Construction Emissions*, presents the anticipated daily short-term construction emissions.

Table 4.3-1
Project-Generated Construction Emissions

Emissions Source	Pollutant (pounds/day)[1,2]					
	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Year 1 Construction Emissions[2]	3.29	28.6	26.4	0.07	3.75	2.09
Year 2 Construction Emissions[2]	5.18	11.3	21.3	0.04	1.12	0.51
Year 3 Construction Emissions[2]	5.14	10.9	21.1	0.04	1.08	0.48
Maximum Daily Emissions	***5.18***	***28.6***	***26.4***	***0.07***	***3.75***	***2.09***
SCAQMD Thresholds	*75*	*100*	*550*	*150*	*150*	*55*
Threshold Exceeded?	***No***	***No***	***No***	***No***	***No***	***No***

Notes:
1. Emissions were calculated using CalEEMod version 2022.1.
2. Modeling assumptions include compliance with SCAQMD Rule 403 which requires: properly maintain mobile and other construction equipment; replace ground cover in disturbed areas quickly; water exposed surfaces three times daily; cover stock piles with tarps; water all haul roads twice daily; and limit speeds on unpaved roads to 15 miles per hour.

Source: Refer to Appendix B for assumptions used in this analysis.

Fugitive Dust Emissions

Construction activities are a source of fugitive dust emissions that may have a substantial, temporary impact on local air quality. In addition, fugitive dust may be a nuisance to those living and working in the project area. Fugitive dust emissions are associated with land clearing, ground excavation, cut-and-fill, and truck travel on unpaved roadways (including demolition as well as construction activities). Fugitive dust emissions vary substantially from day to day, depending on the level of activity, specific operations, and weather conditions. Fugitive dust from grading, excavation and construction is expected to be short-term and would cease upon project completion. Most of this material is inert silicates, rather than the complex organic particulates released from combustion sources, which are more harmful to health.

Dust (larger than 10 microns) generated by such activities usually becomes more of a local nuisance than a serious health problem. Of particular health concern is the amount of PM_{10} generated as a part of fugitive dust emissions. PM_{10} poses a serious health hazard alone or in combination with other pollutants. $PM_{2.5}$ is mostly produced by mechanical processes. These include automobile tire wear, industrial processes such as cutting and grinding, and re-suspension of particles from the ground or road surfaces by wind and human activities such as construction or agriculture. $PM_{2.5}$ is mostly derived from combustion sources, such as automobiles, trucks, and other vehicle exhaust, as well as from stationary sources. These particles are either directly emitted or are formed in the atmosphere from the combustion of gases such as NO_X and SO_X combining with ammonia. $PM_{2.5}$ components from material in the Earth's crust, such as dust, are also present, with the amount varying in different locations.

The project would adhere to SCAQMD Rules 402 and 403 (which require watering of inactive and perimeter areas, track-out and street sweeping requirements in accordance with Rule 1186/1186.1, etc.), to reduce PM_{10} and $PM_{2.5}$ concentrations. As depicted in Table 4.3-1, total PM_{10} and $PM_{2.5}$ emissions would not exceed the SCAQMD thresholds

during construction. Thus, PM_{10} and $PM_{2.5}$ emissions impacts associated with project construction would be less than significant.

Construction Equipment and Worker Vehicle Exhaust

Exhaust emissions from construction activities include emissions associated with the transport of machinery and supplies to and from the project site, employee commutes to the project site, emissions produced on-site as the equipment is used, and emissions from trucks transporting materials to/from the site. As presented in Table 4.3-1, construction equipment and worker vehicle exhaust emissions (i.e., ROG, NO_X, CO, SO_2, PM_{10}, and $PM_{2.5}$) would not exceed the established SCAQMD thresholds for all criteria pollutants. Therefore, impacts in this regard would be less than significant.

ROG Emissions

In addition to gaseous and particulate emissions, the application of asphalt and surface coatings creates ROG emissions, which are O_3 precursors. In accordance with the methodology prescribed by the SCAQMD, ROG emissions associated with paving and architectural coating have been quantified with the CalEEMod model. As required by SCAQMD Regulation XI, Rule 1113 – *Architectural Coating,* all architectural coatings for the proposed structures would comply with specifications on painting practices as well as regulation on the ROG content of paint.[10] ROG emissions associated with the proposed project would be less than significant; refer to Table 4.3-1.

Total Daily Construction Emissions

As indicated in Table 4.3-1, criteria pollutant emissions during construction of the proposed project would not exceed the SCAQMD significance thresholds. Thus, total construction related air emissions would be less than significant.

Naturally Occurring Asbestos

Asbestos is a term used for several types of naturally occurring fibrous minerals that are a human health hazard when airborne. The most common type of asbestos is chrysotile, but other types such as tremolite and actinolite are also found in California. Asbestos is classified as a known human carcinogen by State, Federal, and international agencies and was identified as a toxic air contaminant by CARB in 1986.

Asbestos can be released from serpentinite and ultramafic rocks when the rock is broken or crushed. At the point of release, the asbestos fibers may become airborne, causing air quality and human health hazards. These rocks have been commonly used for unpaved gravel roads, landscaping, fill projects, and other improvement projects in some localities. Asbestos may be released to the atmosphere due to vehicular traffic on unpaved roads, during grading for development projects, and at quarry operations. All of these activities may have the effect of releasing potentially harmful asbestos into the air. Natural weathering and erosion processes can act on asbestos bearing rock and make it easier for asbestos fibers to become airborne if such rock is disturbed. According to the Department of Conservation Division of Mines and Geology, *A General Location Guide for Ultramafic Rocks in California – Areas More Likely to Contain Naturally Occurring Asbestos Report*[11], serpentinite and ultramafic rocks are not known to occur within the project area. Thus, no impacts would occur in this regard.

[10] South Coast Air Quality Management District, *Rule 1113 Architectural Coatings*, http://www.aqmd.gov/docs/default-source/rule-book/reg-xi/r1113.pdf, accessed July 10, 2023.

11 Department of Conservation Division of Mines and Geology, *A General Location Guide for Ultramafic Rocks in California – Areas More Likely to Contain Naturally Occurring Asbestos Report*, August 2000, https://ww3.arb.ca.gov/toxics/asbestos/ofr_2000-019.pdf, accessed July 10, 2023.

Operations

Long-term operational air quality impacts consist of mobile source emissions generated from project-related traffic and emissions from stationary area and energy sources. Emissions associated with each source are detailed in Table 4.3-2, *Project-Generated Operational Emissions*, and discussed below.

Table 4.3-2
Project-Generated Operational Emissions

Emissions Source	Pollutant (pounds/day)[1]					
	ROG	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Project Summer Emissions						
Area	5.96	1.81	7.39	0.01	0.14	0.14
Energy	0.05	0.85	0.36	0.01	0.07	0.07
Mobile	4.06	3.11	29.3	0.07	6.30	1.63
Total Summer Emissions[2]	***10.1***	***5.77***	***37.0***	***0.09***	***6.52***	***1.85***
SCAQMD Threshold	*55*	*55*	*550*	*150*	*150*	*55*
Threshold Exceeded?	***No***	***No***	***No***	***No***	***No***	***No***
Project Winter Emissions						
Area	5.38	1.75	0.74	0.01	0.14	0.14
Energy	0.05	0.85	0.36	0.01	0.07	0.07
Mobile	3.77	3.33	25.1	0.07	6.30	1.63
Total Winter Emissions[2]	***9.20***	***5.93***	***26.2***	***0.08***	***6.51***	***1.84***
SCAQMD Threshold	*55*	*55*	*550*	*150*	*150*	*55*
Threshold Exceeded?	***No***	***No***	***No***	***No***	***No***	***No***

Notes:
1. Emissions were calculated using CalEEMod version 2022.1.
2. The numbers may be slightly off due to rounding.

Source: Refer to Appendix B for assumptions used in this analysis.

Area Source Emissions

Area source emissions include those generated by architectural coatings, consumer products, and landscape maintenance equipment associated with the development of the proposed project. As shown in Table 4.3-2, area source emissions during both summer and winter would not exceed established SCAQMD thresholds. Impacts would be less than significant in this regard.

Energy Source Emissions

Energy source emissions would be generated as a result of electricity and natural gas usage associated with the proposed project. The primary use of electricity and natural gas by the project would be for space heating and cooling, water heating, ventilation, lighting, appliances, and electronics. Energy source emissions would not exceed established SCAQMD thresholds; refer to Table 4.3-2. Impacts in this regard would be less than significant.

Mobile Source

Mobile sources are emissions from motor vehicles, including tailpipe and evaporative emissions. Depending upon the pollutant being discussed, the potential air quality impact may be of either regional or local concern. For example, ROG, NO_X, SO_X, PM_{10}, and $PM_{2.5}$ are all pollutants of regional concern (NO_X and ROG react with sunlight to form O_3

[photochemical smog], and wind currents readily transport SO_X, PM_{10}, and $PM_{2.5}$). However, CO tends to be a localized pollutant, dispersing rapidly at the source.

Project-generated vehicle emissions were estimated using CalEEMod. According to the *Redlands TTM No. 20528 - Traffic Impact Study Scope of Work* prepared by Michael Baker International (dated May 16, 2023), the proposed project would generate 1,166 average daily trips, including 86 trips during the a.m. peak hour and 115 trips during the p.m. peak hour. As shown in Table 4.3-2, mobile source emissions for both summer and winter would not exceed established SCAQMD thresholds. Therefore, impacts in this regard would be less than significant.

Total Operational Emissions

As shown in Table 4.3-2, the total operational emissions for both summer and winter would not exceed established SCAQMD thresholds. Therefore, impacts in this regard would be less than significant.

Air Quality Health Impacts

Adverse health effects induced by criteria pollutant emissions are highly dependent on a multitude of interconnected variables (e.g., cumulative concentrations, local meteorology and atmospheric conditions, and the number and character of exposed individual [e.g., age, gender]). In particular, O_3 precursors, VOCs, and NO_X, affect air quality on a regional scale. Health effects related to O_3 are therefore the product of emissions generated by numerous sources throughout a region. Existing models have limited sensitivity to small changes in criteria pollutant concentrations, and, as such, translating project-generated criteria pollutants to specific health effects or additional days of nonattainment would produce meaningless results. In other words, the project's less than significant increases in regional air pollution from criteria air pollutants would have nominal or negligible impacts on human health.

As noted in the Brief of Amicus Curiae by the SCAQMD (April 6, 2015) for *Sierra Club vs. County of Fresno*, the SCAQMD acknowledged it would be extremely difficult, if not impossible to quantify health impacts of criteria pollutants for various reasons including modeling limitations as well as where in the atmosphere air pollutants interact and form. Further, as noted in the Brief of Amicus Curiae by the San Joaquin Valley Air Pollution Control District (SJVAPCD) (April 13, 2015) for the *Sierra Club vs. County of Fresno*, SJVAPCD acknowledged that currently available modeling tools are not equipped to provide a meaningful analysis of the correlation between an individual development project's air emissions and specific human health impacts.

The SCAQMD acknowledges that health effects quantification from O_3, as an example, is correlated with the increases in ambient level of O_3 in the air (concentration) that an individual person breathes. The SCAQMD's Brief of Amicus Curiae for *Sierra Club vs. County of Fresno* states that it would take a large amount of additional emissions to cause a modeled increase in ambient O_3 levels over the entire region. The SCAQMD states that based on their own modeling in the SCAQMD's *2012*AQMP, a reduction of 432 tons (864,000 pounds) per day of NO_X and a reduction of 187 tons (374,000 pounds) per day of VOCs would reduce O_3 levels at highest monitored sites by only nine parts per billion. As such, the SCAQMD concludes that it is not currently possible to accurately quantify O_3-related health impacts caused by NO_X or VOC emissions from relatively small projects (defined as projects with regional scope) due to photochemistry and regional model limitations. Thus, as the project would not exceed SCAQMD thresholds for construction and operational air emissions, the project would have a less than significant impact for air quality health impacts.

Mitigation Measures: No mitigation measures are required.

c) Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. Sensitive receptors are defined as facilities or land uses that include members of the population that are particularly sensitive to the effects of air pollutants, such as children, the elderly, and people with illnesses. Examples of these sensitive receptors are residences, schools, hospitals, and daycare centers. The CARB

has identified the following groups of individuals as those most likely to be affected by air pollution: the elderly over 65, children under 14, athletes, and persons with cardiovascular and chronic respiratory diseases such as asthma, emphysema, and bronchitis.

The closest sensitive receptor to the project site is the Citrus Valley High School adjacent to the east of the project site. The closest classrooms where students spend extended periods of time are located approximately 900 feet east of the project site.

Localized Significance Thresholds

Localized Significance Thresholds (LSTs) were developed in response to SCAQMD Governing Boards' Environmental Justice Enhancement Initiative (I-4). The SCAQMD provided the *Final Localized Significance Threshold Methodology* (dated June 2003 [revised 2008]) for guidance. The LST methodology assists lead agencies in analyzing localized air quality impacts. The SCAQMD provides the LST lookup tables for one-, two-, and five-acre projects emitting CO, NO_X, $PM_{2.5}$, and/or PM_{10}. The LST methodology and associated mass rates are not designed to evaluate localized impacts from mobile sources traveling over the roadways. The project site is located within Source Receptor Area (SRA) 24, Perris Valley.

Construction LST

The SCAQMD guidance on applying CalEEMod to LSTs specifies the number of acres a particular piece of equipment would likely disturb per day.[12] SCAQMD provides LST thresholds for one-, two-, and five-acre site disturbance areas; SCAQMD does not provide LST thresholds for projects over five acres. The project would actively disturb approximately three acres per day during the grading phase of construction. Therefore, the LST thresholds for two-acre were conservatively utilized for the construction LST analysis. The closest sensitive receptors are Citrus Valley High School classrooms located approximately 900 feet (274 meters) to the east of the project boundary. These sensitive land uses may be potentially affected by air pollutant emissions generated during on-site construction activities. LST thresholds are provided for distances to sensitive receptors of 25, 50, 100, 200, and 500 meters. As the nearest sensitive receptor is located approximately 900 feet (274 meters) from the planned construction area, the LST values for 200-meter were used.

Table 4.3-3, *Localized Emissions Significance*, shows the localized unmitigated and mitigated construction-related emissions for NO_X, CO, PM_{10}, and $PM_{2.5}$ compared to the LSTs for SRA 34. It is noted that the localized emissions presented in Table 4.3-3 are less than those in Table 4.3-1 because localized emissions include only on-site emissions (e.g., from construction equipment and fugitive dust) and do not include off-site emissions (e.g., from hauling activities). As shown in Table 4.3-3, the project's localized construction emissions would not exceed the LSTs for SRA 34. Therefore, localized significance impacts from project-related construction activities would be less than significant.

[12] The number of acres represent the total acres traversed by grading equipment. To properly grade a piece of land, multiple passes with equipment may be required. The disturbance acreage is based on the equipment list and days of the grading phase according to the anticipated maximum number of acres a given piece of equipment can pass over in an 8-hour workday.

Table 4.3-3
Localized Emissions Significance

Source[3]	Pollutant (pounds/day)			
	NO_X	CO	PM_{10}	$PM_{2.5}$
Year 1[1]	28.5	25.4	3.59	2.05
Year 2[2]	9.82	16.3	0.32	0.30
Year 3[2]	9.41	16.3	0.29	0.27
Maximum Daily Emissions	**28.5**	**25.4**	**3.59**	**2.05**
Localized Significance Threshold[3,4]	378	6,346	83	26
Thresholds Exceeded?	***No***	***No***	***No***	***No***

Notes:
1. Maximum on-site daily emissions occur during grading phase for all pollutants in Year 1.
2. Maximum on-site daily emissions occur during building construction phase for NOx, CO, PM_{10}, and $PM_{2.5}$ in Year 2 and Year 3.
3. Modeling assumptions include compliance with SCAQMD Rule 403 which requires properly maintaining mobile and other construction equipment; replacing ground cover in disturbed areas quickly; watering exposed surfaces three times daily; covering stockpiles with tarps; watering all haul roads twice daily; and limiting speeds on unpaved roads to 15 miles per hour.
4. The LST was determined using Appendix C of the SCAQMD's *Final Localized Significant Threshold Methodology* guidance document for pollutants NO_X, CO, PM_{10}, and $PM_{2.5}$. The LST was based on the anticipated daily acreage disturbance for construction (approximately two-acre as a conservative estimate; therefore, the two-acre threshold was used) and distance to sensitive receptor (25 meters) for SRA 24, Perris Valley.

Source: Refer to Appendix B for assumptions used in this analysis.

Operational LST

According to SCAQMD LST methodology, LSTs would apply to operational activities if the project includes stationary sources or attracts mobile sources that may spend extended periods queuing and idling at the site (i.e., warehouse or transfer facilities). The proposed project does not include such uses. Thus, due to the lack of such emissions, no long-term LST analysis is needed. Operational LST impacts would be less than significant in this regard.

Carbon Monoxide Hotspots

CO emissions are a function of vehicle idling time, meteorological conditions, and traffic flow. Under certain extreme meteorological conditions, CO concentrations near a congested roadway or intersection may reach unhealthful levels (e.g., adversely affecting residents, school children, hospital patients, and the elderly).

The Basin is designated as an attainment/maintenance area for the Federal CO standards and an attainment area under State standards. There has been a decline in CO emissions even though vehicle miles traveled (VMT) on U.S. urban and rural roads have increased; estimated anthropogenic CO emissions have decreased 68 percent between 1990 and 2014. In 2014, mobile sources accounted for 82 percent of the nation's total anthropogenic CO emissions.[13] Three major control programs have contributed to the reduced per-vehicle CO emissions, including exhaust standards, cleaner burning fuels, and motor vehicle inspection/maintenance programs.

According to the SCAQMD *CEQA Air Quality Handbook*, a potential CO hotspot may occur at any location where the background CO concentration already exceeds 9.0 parts per million (ppm), which is the 8-hour California ambient air quality standard. The closest monitoring station to the project site that monitors CO concentration is San Bernardino-4th Street station, which is located approximately 4.5 miles northwest of the project site. The maximum CO

[13] U.S. Environmental Protection Agency, *Carbon Monoxide Emissions*, https://cfpub.epa.gov/roe/indicator_pdf.cfm?i=10, accessed July 3, 2023.

concentration at San Bernardino-4th Street station was measured at 1.749 ppm in 2022.[14] Given that the background CO concentration does not currently exceed 9.0 ppm, a CO hotspot would not occur at the project site. Therefore, CO hotspot impacts would be less than significant in this regard.

Health Impacts of On-Site Sensitive Receptors

The project would construct residential units in close proximity of the I-210 freeway. As such, future on-site residences could be potentially exposed to elevated levels of diesel particulate matter (DPM) emissions from the vehicles traveling on the I-210 freeway. DPM is identified by CARB as a toxic air contaminant (TAC) and could cause health risk impacts to future residences.

The project would require a Specific Plan Amendment to incorporate the project site in the Bergamot Specific Plan boundary. The project site is located to the south of the Bergamot Specific Plan site, and future residences of the project would be located at approximately the same distance from the I-210 freeway as the future residences of the Bergamot Specific Plan, and therefore would be exposed to similar levels of DPM emissions from the I-210 freeway. As stated in the *Bergamot Specific Plan Initial Study/Mitigated Negative Declaration*, prepared by Michael Baker International in May 2021, cancer risk, chronic non-cancer risk, and acute risk at the interior of the proposed homes of the Bergamot Specific Plan would be as high as 2.5 in one million, 0.00394, and 0.00066, respectively, which would be significantly below the SCAQMD thresholds of 10 in one million for cancer risk and 1.0 for chronic non-cancer and acute risks. As the future residences of the project would be exposed to similar levels of DPM emissions from the I-210 freeway as the future residences of the Bergamot Specific Plan, health impacts of the project's on-site sensitive receptors would be less than significant.

Mitigation Measures: No mitigation measures are required.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less Than Significant Impact. According to the SCAQMD *CEQA Air Quality Handbook*, land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The proposed project does not include any uses identified by the SCAQMD as being associated with odors.

Construction activities associated with the project may generate detectable odors from heavy-duty equipment exhaust and architectural coatings. However, construction-related odors would be short-term in nature and cease upon project completion. In addition, the project would be required to comply with the California Code of Regulations, Title 13, Sections 2449(d)(3) and 2485, which minimize the idling time of construction equipment either by requiring equipment to be shut off when not in use or limiting idling time to no more than five minutes. Compliance with these existing regulations would further reduce the detectable odors from heavy-duty equipment exhaust. The project would also be required to comply with the SCAQMD Regulation XI, *Rule 1113 – Architectural Coating*, which would minimize odor impacts from ROG emissions during architectural coating. Any odor impacts to existing adjacent land uses would be short-term and negligible. As such, the project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. Impacts would be less than significant in this regard.

Mitigation Measures: No mitigation measures are required.

[14] California Air Resources Board, *Air Quality and Meteorological Information*, https://www.arb.ca.gov/aqmis2/aqdselect.php?tab=specialrpt, accessed July 3, 2023.

4.4 Biological Resources

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		✓		
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			✓	
c. Have a substantial adverse effect on State or Federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			✓	
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			✓	
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?				✓

This section is primarily based upon the *Tentative Biological Resources Assessment and San Bernardino Kangaroo Rat Habitat Assessment, Song and Emm Properties Project, City of Redlands, San Bernardino County, California*, prepared by FirstCarbon Solutions, dated March 23, 2023. Refer to Appendix C, *Biological Resources Assessment*.

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Less Than Significant Impact With Mitigation Incorporated. A general biological resources survey was conducted on March 9, 2023 to document existing site conditions and identify whether existing vegetation communities provide suitable habitat for special-status plant or wildlife species; refer to Appendix C. Prior to conducting the field survey, thorough literature reviews and records searches were conducted to determine which special-status biological resources have the potential to occur on or within the general vicinity of the project site.

Special-Status Plant Species

Based on review of the California Department of Fish and Wildlife (CDFW) California Natural Diversity Data Base (CNDDB) and the California Native Plant Society (CNPS) Electronic Inventory, 19 special-status plant species have been recorded within 5-miles of the project site and an additional 14 species have been recorded between 5- and 10-miles from the project site. No special-status plant species were observed during the field survey conducted on the project site. The project site also does not appear to support protected vegetation communities, such as oak woodland or riparian forest. Furthermore, the project site is not within designated critical habitat for a special-status plant species. Therefore, construction and operation of the project would not result in impacts to special-status plant species or vegetation communities.

Special-Status Wildlife Species

A total of 42 special-status wildlife species were identified as occurring within 5 miles of the project site as recorded in the CNDDB and an additional 14 species were identified in the USFWS Information for Planning and Consultation database review. The potential for wildlife to occur on the project site was based on presence of suitable habitats and occurrences recorded in the CNDDB. Of the 42 special-status wildlife species identified, San Diegan Tiger Whiptail, Southern California Legless Lizard, Cooper's Hawk, Burrowing Owl, California Horned Lark, Loggerhead Shrike, and San Bernardino Merriam's Kangaroo Rat have moderate potential to occur on the project site. Potential impacts to Cooper's Hawk, California Horned Lark, and Loggerhead Shrike would be reduced to less than significant with implementation of Mitigation Measure BIO-1 (Pre-Construction Survey for Nesting Birds). Potential impacts to Burrowing Owl would be reduced to less than significant with implementation of Mitigation Measure BIO-2 (Pre-Construction Survey for Burrowing Owl). Potential impacts to Southern California Legless Lizard and San Diegan Tiger Whiptail would be reduced to less than significant with implementation of Mitigation Measure BIO-3 (Pre-Construction Survey for Special-Status Reptiles).

Although San Bernardino Merriam's Kangaroo Rat was determined to have a moderate potential for occurrence, the project site lacks habitat due to the tilled nature, lack of typical plant species and composition, and the position outside of alluvial action of the Santa Ana River. The small mammal burrows at the site were determined to be made by other species and lacked the characteristics of San Bernardino Merriam's Kangaroo Rat burrows. Furthermore, no individuals were observed and there were no signs of San Bernardino Merriam's Kangaroo Rat activity in the vicinity of the burrows (e.g., tail drag marks, scat). Therefore, the Biological Resource Assessment determined that San Bernardino Merriam's Kangaroo Rat is considered absent from the site. Further, no individuals would be able to populate the site in the future based on the site's proposed fencing plan. Therefore, no impacts would occur in this regard.

Special-Status Vegetation Communities

The CNDDB identified three sensitive natural communities that are known to occur within 5 miles of the project site: Southern Mixed Riparian Forest, Southern Sycamore Alder Riparian Woodland, and Riversidian Alluvial Fan Sage Scrub. Seven sensitive natural communities, including Canyon Live Oak Ravine Forest, Southern Coast Live Oak Riparian Forest, Southern Cottonwood Willow Riparian Forest, Southern Riparian Forest, Southern Riparian Scrub, Southern Sycamore Alder Riparian Woodland, and Southern Willow Scrub have been recorded in the CNDDB between 5 and 10 miles from the project site. However, the biological survey determined that none of these special-status vegetation communities occur within or adjacent to the project site. No impacts would occur in this regard.

Mitigation Measures:

BIO-1 **Pre-Construction Survey for Nesting Birds**. Ground-disturbing activities shall be conducted during the non-breeding season for birds (approximately September 1 through January 31) to avoid violations of the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code § § 3503, 3503.5 and 3513.

If grading or construction activities are scheduled to occur during the bird breeding season (February 1 through August 31), a pre-construction survey for nesting birds shall be conducted by a qualified Designated Biologist who is experienced in the identification of avian species and conduction nesting bird surveys using appropriate survey methodology. The nest survey shall include the project site and any adjacent areas (i.e., construction site entrances and/or staging areas) where the project activities have the potential to cause nest failure. The pre-construction survey shall be conducted no more than three days prior to the start of ground-disturbing activities within the bird breeding season at the appropriate time of day/night, and during appropriate weather conditions. If no nesting birds are observed during the survey, site preparation and construction activities may begin. If nesting birds are found to be present, avoidance or minimization measures shall be undertaken to avoid potential project-related impacts. If a nest is suspected, but not confirmed, the Designated Biologist shall establish a disturbance-free buffer until additional surveys can be completed, or until the location can be inferred based on observations confirm that a nest does not exist or is inactive. If a nest is observed, but thought to be inactive, the Designated Biologist shall monitor the nest for one hour (four hours for raptors during the non-breeding season) prior to approaching the nest to determine status. The Designated Biologist shall use their best professional judgement regarding the monitoring period and whether approaching the nest is appropriate.

If an active avian nest confirmed, the Designated Biologist shall immediately establish a conservative avoidance buffer surrounding the nest based on their best professional judgement and experience. The Designated Biologist shall monitor the nest at the onset of project activities, and at the onset of any changes in such project activities (e.g., increase in number or type of equipment, change in equipment usage, etc.) to determine the efficacy of the buffer. If the Designated Biologist determines that such project activities may be causing an adverse reaction, the Designated Biologist shall adjust the buffer accordingly or implement alternative avoidance and minimization measures, such as redirecting or rescheduling construction or erecting sound barriers. All work within these buffers will be halted until the nesting effort is finished (i.e., the juveniles are surviving independent from the nest). The on-site qualified biologist will review and verify compliance with these nesting avoidance buffers and will verify the nesting effort has finished. Work can resume within these avoidance areas when no other active nests are found. Upon completion of the survey and nesting bird monitoring, a report shall be prepared and submitted to the City for mitigation monitoring compliance record keeping.

BIO-2 **Pre-Construction Surveys for Burrowing Owl**. The project applicant shall retain a qualified Biologist to perform a pre-construction burrowing owl survey to determine whether burrowing owls are present within 30 days prior to construction activities, according to the California Department of Fish and Wildlife (CDFW) 2012 guidelines. If construction is delayed or suspended for more than 30 days after the survey, the area shall be resurveyed. Survey for occupied burrows shall be completed within all construction areas and within 300 feet from the proposed project impact area (where possible and appropriate based on locations of barren or ruderal habitats).

If burrowing owls are detected during the pre-construction survey, the City shall consult with the CDFW and United States Fish and Wildlife Service (USFWS) to develop and implement a Burrowing Owl Mitigation Plan that includes mitigation measures outlined in CDFW (2012) guidelines and a Worker Environmental Awareness Program (WEAP).

BIO-3 **Pre-Construction Surveys for Special-Status Reptiles**. Prior to the issuance of a grading permit, the project applicant shall provide evidence that a qualified designated biologist has been retained

to perform a pre-construction survey of the entire project impact area, including any staging/laydown areas, for Southern California legless lizard and San Diegan tiger whiptail.

- If special-status reptiles are observed during construction activities, all work within 50 feet of the animal(s) will be stopped. At no time shall work occur within 50 feet of the animal without the Biological Monitor present. Any special-status wildlife species detected within the project impact area, including any staging/laydown areas, shall be allowed to move away on their own and shall not be captured or handled without authorization from the California Department of Fish and Wildlife (CDFW) or United States Fish and Wildlife Service (USFWS).
- Avoidance of Entrapment: To prevent inadvertent entrapment of special-status reptiles during construction, all excavated, steep-walled holes or trenches may need to be covered at the close of each working day with plywood or other suitable material or provided with one or more escape ramps constructed of earth fill or wooden planks. The project applicant shall retain a qualified biologist to regularly inspect open trenches during the construction phase.
- Environmentally Sensitive Area Fencing: Areas that support sensitive habitats or reptile species shall be temporarily fenced to protect them from construction activities and traffic. The project applicant may need to retain a qualified designated biologist to monitor Environmentally Sensitive Areas during the construction phase.
- Worker Environmental Awareness Program: A Worker Environmental Awareness Program (WEAP) training shall be implemented by a qualified designated biologist to educate construction workers about the presence of special-status plant and reptile species on and near the project site and shall be administered to construction personnel prior to the initiation of ground-disturbing or vegetation/habitat altering activities.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Less Than Significant Impact. According to the Biological Resources Assessment, no riparian habitat exists on the project site. However, there is a channelized drainage located west of the project site, which supports native riparian woodland species and eucalyptus trees that provide cover for dispersing wildlife species. The project applicant would not directly fill or remove the channel, however, project construction activities on the western side of the project site could cause sediment to enter the channelized drainage and result in indirect impacts to habitat. With implementation of regulatory requirements of water quality Best Management Practices (BMPs), impacts would be minimized. Water quality BMPs would include: obtaining a Construction General Permit from the Santa Ana Regional Water Quality Control Board, ensuring that Stormwater planning documents consistent with the requirements of the RWQCB (e.g., a Storm Water Pollution Prevention Plan [SWPPP] that complies with current National Pollution Discharge Effluent Standards [NPDES]), and additional BMPs to control the pollutants in stormwater runoff (e.g., silt fencing, straw wattles, etc.). The City of Redlands enforces application of water quality BMPs through Municipal Code Chapter 13.54, *Storm Drains*. Specifically, Municipal Code Section 13.54.180, *Best Management Practices*, requires that all new construction use BMPs to prevent the discharge of pollutants to the maximum extent practicable. According to the Municipal Code, examples of suitable BMPs may be found in the California Stormwater Quality Association (CASQA) *Stormwater Best Management Practice Handbook*, and the City of Redlands' *Storm Water Guidance Handbook*. With implementation of water quality BMPs, as enforced through Municipal Code Chapter 13.54, impacts to riparian habitat within the channel would be less than significant.

Mitigation Measures: No mitigation measures are required.

c) Have a substantial adverse effect on State or Federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Less Than Significant Impact. According to the Biological Resources Assessment, no State or Federally protected wetlands were observed within the boundaries of the project site. However, there is a concrete drainage channel located to the west of the project site which is a potentially protected wetland feature. Project construction activities on the western side of the project site could cause sediment to enter the channelized drainage and result in indirect impacts to the drainage channel and water quality downstream, potentially including through spills and stormwater runoff during construction. With implementation of water quality BMPs described in Response 4.4(b) above, impacts to wetlands would be less than significant.

Mitigation Measures: No mitigation measures are required.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less Than Significant Impact. According to the Biological Resources Assessment, the drainage channel located west of the project site likely provides a movement corridor for a number of terrestrial wildlife species, including Virginia opossum, coyote, raccoon, striped skunk, several rodent species, and several lizard species, including San Diegan tiger whiptail. However, the project site itself does not serve as a wildlife movement corridor. As project construction and operation would not obstruct the corridor, the project would not interfere substantially with the movement of wildlife. Less than significant impacts would occur in this regard.

Mitigation Measures: No mitigation measures are required.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. Municipal Code Chapter 12.52 outlines specific policies for tree preservation within the City. The City has policies and guidelines related to street trees on public City property but does not have City policies or ordinances related to trees on private property. Based on the Biological Resources Assessment, the row of lemon-scented gum trees along Pioneer Avenue may be located in a public right-of-way, which would qualify them as public trees. The project applicant shall be required to comply with all provisions outlined in the Municipal Code, which requires a permit to be issued by the City's Public Works director prior to the removal of any public tree. With adherence to the Municipal Code policies, no impact would occur.

Mitigation Measures: No mitigation measures are required.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?

No Impact. The project site is not located within a habitat conservation plan, natural community conservation plan, or other approved local, regional, or State habitat conservation plan. Therefore, no impacts would occur.

Mitigation Measures: No mitigation measures are required.

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4.5 Cultural Resources

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource pursuant to in Section 15064.5?		✓		
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?		✓		
c. Disturb any human remains, including those interred outside of dedicated cemeteries?		✓		

This section is primarily based upon the *Phase I Cultural Resources Assessment, Song and Emm Properties Project, City of Redlands, San Bernardino County, California* (Cultural Resources Assessment), prepared by FirstCarbon Solutions, dated December 12, 2022; refer to Appendix D, *Cultural Resources Report*.

a) Cause a substantial adverse change in the significance of a historical resource pursuant to in Section 15064.5?

Less Than Significant Impact With Mitigation Incorporated. A historic overview of the project area is provided in the Cultural Resources Assessment; refer to Appendix D. To evaluate the project's potential to support historic resources, a records search request was submitted to the South Central Coastal Information Center (SCCIC). The search was conducted to identify previously recorded cultural resources and previously conducted cultural resources studies within a 0.5-mile radius of the project site. A review was also conducted of the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), the California Historical Landmarks (CHL) list, the California Points of Historical Interest (CPHI) list, and the California Built Environment Resource Directory (BERD) for San Bernardino County. Cultural resources field surveys of the project site were conducted on August 21, 2021 and April 15, 2022. The surveys were conducted by walking parallel transects spaced approximately 15 meters apart across the entirety of the project site, where accessible. Digital photographs were taken at various points within the project boundaries and all soil exposures were carefully examined for evidence of cultural resources; refer to Appendix D.

The SCCIC records search revealed that there have been thirty-one previous cultural resource studies conducted in the project area, none of which have taken place on the project site. The results of the records search indicate that there are twenty-two cultural resources (two prehistoric and twenty historic) located within a 0.5-mile radius of the project site, and no recorded cultural resources are located within the project site.

During the field surveys, the FirstCarbon Solutions archaeologists conducted inspections of the project site to identify evidence of historical resources, as defined under California law. Historical resources encompass a broad range of elements, including sites, buildings, structures, objects, areas, places, records, manuscripts, or anything deemed historically significant within the cultural history of California (14 Cal. Code Regs., §15064(a)). These resources fall into three categories according to CEQA: mandatory historical resources, presumptive historical resources, and property that may be found historical at the discretion of the lead agency (Pub. Resources Code, §21084.1).

The project site, upon inspection, was found to contain primarily grass and modern debris. No historical resources, as defined by California law, were identified within the boundaries of the project site during the surface inspection. It is important to note that while the surface inspection did not yield any historical resource findings, ground-disturbing activities in the future could potentially reveal historic-period artifacts or structural elements. To minimize potential

impacts resulting from inadvertent discoveries, the project proposes to implement Mitigation Measures CUL-1 through CUL-8.

With the implementation of Mitigation Measures CUL-1 through CUL-8, the project aims to effectively address the possibility of encountering historical resources during construction activities. This approach ensures that any impacts to historical resources, as defined by California law, would be reduced to a level deemed less than significant in compliance with CEQA requirements. The project is regulated by the California Code of Regulations (CCR), Title 14, Chapter 3, Section 15064.5(f), which provides that should archaeological materials be encountered during construction, all construction work should be halted and a qualified archaeologist consulted to determine the appropriate treatment of the discovery. The following mitigation has been incorporated to ensure the project would not cause a substantial adverse change in the significance of a historical resource, and a less than significant impact would occur, with mitigation.

Mitigation Measures:

CUL-1 **Native American Treatment Agreement**. Prior to the issuance of grading permits, the applicant shall enter into a Tribal Monitoring Agreement with the Morongo Band of Mission Indians for the project. The Tribal Monitor shall be on-site during all ground-disturbing activities (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all utility and irrigation lines, and landscaping phases of any kind). The Tribal Monitor shall have the authority to temporarily divert, redirect, or halt the ground-disturbing activities to allow identification, evaluation, and potential recovery of cultural resources.

CUL-2 **Retention of Archaeologist**. Prior to any ground-disturbing activities (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post replacement and removal, construction excavation, excavation for all utility and irrigation lines, and landscaping phases of any kind), and prior to the issuance of grading permits, the Applicant shall retain a qualified archaeologist who meets the U.S. Secretary of the Interior Standards (SOI). The archaeologist shall be present during all ground-disturbing activities to identify any known or suspected archaeological and/or cultural resources. The archaeologist will conduct a Cultural Resource Sensitivity Training, in conjunction with the Tribe[s] Tribal Historic Preservation Officer (THPO), and/or designated Tribal Representative. The training session will focus on the archaeological and tribal cultural resources that may be encountered during ground-disturbing activities as well as the procedures to be followed in such an event.

CUL-3 **Cultural Resource Management Plan**. Prior to any ground-disturbing activities the project archaeologist shall develop a Cultural Resource Management Plan (CRMP) and/or Archaeological Monitoring and Treatment Plan (AMTP) to address the details, timing, and responsibilities of all archaeological and cultural resource activities that occur on the project site. This Plan shall be written in consultation with the consulting Tribe[s] and shall include the following: approved Mitigation Measures (MM)/Conditions of Approval (COA), contact information for all pertinent parties, parties' responsibilities, procedures for each MM or COA, and an overview of the project schedule.

CUL-4 **Pre-Grade Meeting**. The retained qualified archeologist and Consulting Tribe[s] representative shall attend the pre-grade meeting with the grading contractors to explain and coordinate the requirements of the monitoring plan.

CUL-5 **On-site Monitoring**. During all ground-disturbing activities the qualified archaeologist and the Native American monitor shall be on-site full-time. The frequency of inspections shall depend on the rate of

excavation, the materials excavated, and any discoveries of Tribal Cultural Resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and the soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.

CUL-6 **Inadvertent Discovery of Cultural Resources**. In the event that previously unidentified cultural resources are unearthed during construction, the qualified archaeologist and the Native American monitor shall have the authority to temporarily divert and/or temporarily halt ground disturbance operations in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.

If a potentially significant cultural resource(s) is discovered, work shall stop within a 60-foot perimeter of the discovery and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. All work shall be diverted away from the vicinity of the find, so that the find can be evaluated by the qualified archaeologist and Tribal Monitor[s]. The archaeologist shall notify the Lead Agency and consulting Tribe[s] of said discovery. The qualified archaeologist, in consultation with the Lead Agency, the consulting Tribe[s], and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the treatment and disposition of the Tribal Cultural Resource shall be made by the qualified archaeologist in consultation with the Tribe[s] and the Native American monitor[s] and be submitted to the Lead Agency for review and approval. Below are the possible treatments and dispositions of significant cultural resources in order of CEQA preference:

A. Full avoidance.
B. If avoidance is not feasible, Preservation in place.
C. If Preservation in place is not feasible, all items shall be reburied in an area away from any future impacts and reside in a permanent conservation easement or Deed Restriction.
D. If all other options are proven to be infeasible, data recovery through excavation and then curation in a Curation Facility that meets the Federal Curation Standards (CFR 79.1)

CUL-7 **Inadvertent Discovery of Human Remains**. The Morongo Band of Mission Indians requests the following specific conditions to be imposed in order to protect Native American human remains and/or cremations. No photographs are to be taken except by the coroner, with written approval by the consulting Tribe[s].

A. Should human remains and/or cremations be encountered on the surface or during any and all ground-disturbing activities (i.e., clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all water supply, electrical, and irrigation lines, and landscaping phases of any kind), work in the immediate vicinity of the discovery shall immediately stop within a 100-foot perimeter of the discovery. The area shall be protected; project personnel/observers will be restricted. The County Coroner is to be contacted within 24 hours of discovery. The County Coroner has 48 hours to make his/her determination pursuant to State and Safety Code §7050.5. and Public Resources Code (PRC) § 5097.98.
B. In the event that the human remains and/or cremations are identified as Native American, the Coroner shall notify the Native American Heritage Commission within 24 hours of determination pursuant to subdivision (c) of HSC §7050.5.
C. The Native American Heritage Commission shall immediately notify the person or persons it believes to be the Most Likely Descendant (MLD). The MLD has 48 hours, upon being granted access to the Project site, to inspect the site of discovery and make his/her recommendation for final treatment

and disposition, with appropriate dignity, of the remains and all associated grave goods pursuant to PRC §5097.98.

D. If the Morongo Band of Mission Indians has been named the Most Likely Descendant (MLD), the Tribe may wish to rebury the human remains and/or cremation and sacred items in their place of discovery with no further disturbance where they will reside in perpetuity. The place(s) of reburial will not be disclosed by any party and is exempt from the California Public Records Act (California Government Code § 6254[r]). Reburial location of human remains and/or cremations will be determined by the Tribe's Most Likely Descendant (MLD), the landowner, and the City Planning Department.

CUL-8 **Final Report**. The final report[s] created as a part of the project (AMTP, isolate records, site records, survey reports, testing reports, etc.) shall be submitted to the Lead Agency and Consulting Tribe[s] for review and comment. After approval of all parties, the final reports are to be submitted to the Eastern Information Center, and the Consulting Tribe[s].**CUL-1 Qualified Archaeologist.** Prior to the issuance of a grading permits, the applicant shall obtain a project archaeologist that meets the Secretary of Interior's Professional Qualification Standards for Archaeology. The project archaeologist and the tribal monitor(s) shall perform an inspection of the site following grubbing and ground clearing, and prior to any grading or project-related ground disturbance. In the event exposed soils indicate cultural materials may be present, this may be followed by regular or periodic archaeological monitoring as determined by the archaeologist.

No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any archaeological artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the Lead Agency where they would be afforded long-term preservation to allow future scientific study.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

Less Than Significant Impact With Mitigation Incorporated. Prehistoric background information on the project area is provided in the Cultural Resources Assessment. As discussed above, the SCCIC records search revealed that 22 cultural resources (two prehistoric and twenty historic) have been located within a 0.5-mile radius of the project site, and no recorded cultural resources are located within the project site. Additionally, the pedestrian survey did not yield any cultural resources on the project site. Although findings were negative for cultural resources on the surface of the project site, the potential exists for ground-disturbing activities to expose previously unrecorded cultural resources. Based on the Cultural Resources Assessment, the site has not been previously surveyed for archaeological resources and its topography increases the possibility that subsurface archaeological resources may be encountered during project construction. To protect archaeological resources, Mitigation Measure CUL-1 through CUL-8 are proposed. Most notably, Mitigation Measure CUL-6 documents the steps to be taken in the event previously unidentified cultural resources are unearthed during consturtion.. With implementation of Mitigation Measures CUL-1 through CUL-8, impacts to archaeological resources would be less than significant.

Mitigation Measures: Refer to Mitigation Measures CUL-1 through CUL-8.

c) Disturb any human remains, including those interred outside of dedicated cemeteries?

Less Than Significant Impact with Mitigation Incorporated. No evidence of human remains was identified as part of the Cultural Resources Report. Nonetheless, if human remains are found, those remains would require proper treatment, in accordance with applicable laws. State of California Public Resources Health and Safety Code Section 7050.5 through 7055 describe the general provisions for human remains; included as Mitigation Measure CUL-7.

Specifically, State Health and Safety Code Section 7050.5 requires if any human remains are accidentally discovered during excavation of a site, the County Coroner shall be notified of the find immediately, and no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. As required by State law, if the remains are determined to be Native American, the County Coroner shall notify the NAHC, which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC and shall have the opportunity to offer recommendations for the disposition of the remains. Following compliance with State Law and Mitigation Measure CUL-7, impacts related to the disturbance of human remains would be less than significant.

Mitigation Measures: Refer to Mitigation Measure CUL-7.

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4.6 Energy

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			✓	
b. Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?			✓	

This section is primarily based upon Appendix B, *Air Quality/Greenhouse Gas/Energy Modeling Results*.

State

California Building Energy Efficiency Standards (Title 24)

The 2022 California Building Energy Efficiency Standards for Residential and Nonresidential Buildings (California Code of Regulations, Title 24, Part 6), commonly referred to as "Title 24," became effective on January 1, 2023. In general, Title 24 requires the design of building shells and building components to conserve energy. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. The 2022 Title 24 standards encourage efficient electric heat pumps, establish electric-ready requirements for new homes, expand solar photovoltaic and battery storage standards, strengthen ventilation standards, and more.

California Green Building Standards (CALGreen)

The 2022 California Green Building Standards Code (California Code of Regulations, Title 24, Part 11), commonly referred to as CALGreen, went into effect on January 1, 2023. CALGreen is the first-in-the-nation mandatory green buildings standards code. The California Building Standards Commission developed CALGreen to meet the State's landmark initiative Assembly Bill (AB) 32 goals, which established a comprehensive program of cost-effective reductions of greenhouse gas (GHG) emissions to 1990 levels by 2020. CALGreen was developed to (1) reduce GHG emissions from buildings; (2) promote environmentally responsible, cost-effective, and healthier places to live and work; (3) reduce energy and water consumption; and (4) respond to the environmental directives of the administration. CALGreen requires that new buildings employ water efficiency and conservation, increase building system efficiencies (e.g., lighting, heating/ventilation and air conditioning [HVAC], and plumbing fixtures), divert construction waste from landfills, and incorporate electric vehicles charging infrastructure.

California Public Utilities Commission Energy Efficiency Strategic Plan

The California Public Utilities Commission (CPUC) prepared an *Energy Efficiency Strategic Plan* (Strategic Plan) in September 2008 with the goal of promoting energy efficiency and a reduction in GHGs. In January 2011, a lighting chapter was adopted and added to the Strategic Plan. The Strategic Plan is California's single roadmap to achieving maximum energy savings in the State between 2009 and 2020, and beyond 2020. The Strategic Plan contains the practical strategies and actions to attain significant Statewide energy savings, as a result of a year-long collaboration by energy experts, utilities, businesses, consumer groups, and governmental organizations in California, throughout the West, nationally and internationally. The plan includes four bold strategies:

1. All new residential construction in California will be zero net energy by 2020;
2. All new commercial construction in California will be zero net energy by 2030;
3. Heating, ventilation, and air condition (HVAC) will be transformed to ensure that its energy performance is optimal for California's climate; and
4. All eligible low-income customers will be given the opportunity to participate in the low-income energy efficiency program by 2020.

California Energy Commission Integrated Energy Policy Report

In 2002, the California State Legislature adopted Senate Bill (SB) 1389, which requires the California Energy Commission (CEC) to develop an Integrated Energy Policy Report (IEPR) every two years. SB 1389 requires the CEC to conduct assessments and forecasts of all aspects of energy industry supply, production, transportation, delivery and distribution, demand, and prices, and use these assessments and forecasts to develop energy policies that conserve resources, protect the environment, ensure energy reliability, enhance the State's economy, and protect public health and safety.

The CEC adopted the 2021 integrated energy policy report (2021 IEPR) Volume I, Volume II, and Volume IV on February 1, 2022 and Volume III on February 24, 2022.[15] The 2021 IEPR provides information and policy recommendations on advancing a clean, reliable, and affordable energy system for all Californian.[16] Volume I of the 2021 IEPR addresses actions needed to reduce the GHG emissions related to the buildings in which California live and work, with an emphasis on energy efficiency; Volume II examines actions needed to increase the reliability and resiliency of California's energy system; Volume III looks at the evolving role of gas in California' energy system; and Volume IV reports on California's energy demand outlook, including a forecast to 2035 and long-term energy demand scenarios of 2050. The 2021 IEPR builds on the goals and work in response to AB 758 (Energy: energy audit), SB 350 (Clean Energy and Pollution Reduction Act), AB 3232 (Zero-emissions buildings and sources of heat energy), and the 2019 IEPR to further a comprehensive approach toward decarbonizing buildings in a cost-effective and equitable manner. For the 2021 IEPR, the CEC extends the forecast timeframe to 15 years to coincide with several State goals that are planned for 2035 and improves methodologies to better quantify and predict the likelihood, severity, and duration of future extreme heat events.

Local

City of Redlands General Plan

The City's current General Plan (the *City of Redlands General Plan 2035* [General Plan]) is a policy document, or "blueprint" for future development, adopted by the City Council to guide future growth in Redlands. The award-winning General Plan is organized around Themes (or chapters), which include policies and actions to guide future development. The seven Themes in the General Plan include: Distinctive City, Prosperous Economy, Livable Community, Connected City, Vital Environment, Healthy Community, and Sustainable Community. The State-mandated elements of Land Use, Circulation, Open Space, Conservation, Health & Safety, Noise, and Housing are all integrated within the Themes noted above. For each topic under a theme, the General Plan establishes policies that consist of principles and actions that form the supporting policies for the goal. Principles are the fundamental tenets that support each theme's goal, and are statements of broad direction, philosophy, or standards to be achieved. Actions are statements that support the implementation of the principles. The General Plan primary discusses energy within

[15] California Energy Commissions, *2021 Integrated Energy Policy Report*, https://www.energy.ca.gov/data-reports/reports/integrated-energy-policy-report/2021-integrated-energy-policy-report, accessed July 14, 2023.

[16] California Energy Commissions, *Final 2021 Integrated Energy Policy Report Volume I Building Decarbonization*, February 2022.

the Sustainable Community Theme. The following goal, principals, and actions of the Sustainable Community chapter are applicable to the proposed project:

Goal: Serve as an environmental steward; ensure that residents enjoy clean air and water; make efficient use of energy, water, and land resources; and grow in a manner in which increased population does not negatively impact resources.

Principle 8-P.1: Promote energy efficiency and conservation technologies and practices that reduce the use and dependency of nonrenewable resources of energy by both City government and the community.

Action 8-A.2: Support San Bernardino County and San Bernardino Associated Governments (SANBAG) in implementation of their energy-related policies.

Action 8-A.8: Implement and enforce California Code of Regulations Title 24 building standards (parts 6 and 11) to improve energy efficiency in new or substantially remodeled construction. Consider implementing incentives for builders that exceed the standards included in Title 24 and recognize their achievements over the minimum standards.

Action 8-A.9: Encourage the use of construction, roofing materials, and paving surfaces with solar reflectance and thermal emittance values per the California Green Building Code (Title 24, Part 11 of the California Code of Regulations) to minimize heat island effects.

Action 8-A.10: Integrate trees and shade into the built environment, to mitigate issues such as stormwater runoff and the urban heat island effect.

Action 8-A.11: Further City efforts to be a model of energy conservation stewardship by:

- Continuing participation in SCE/SCG's Community Partnership program; Moving City electric load off-peak where practical;
- Partnering directly with large consumers of energy and encouraging and promoting their energy efficiency activities;
- Establishing energy efficiency and conservation baselines; and
- Reporting routinely on the progress of goals.

Action 8-A.16: Complete a comprehensive review of City codes and standards for applicability for energy and water efficiency/conservation measures and make changes to modify them accordingly.

Action 8-A.17: Set goals consistent with the State's Long-Term Energy Efficiency Strategic Plan. Design and implement programs and incentives to meet these goals in both private and public sector construction:

- All new residential construction in California will be zero net energy by 2020.
- All new commercial construction in California will be zero net energy by 2030.
- The heating, ventilation, and air conditioning (HVAC) industry will be improved to ensure optimal equipment performance; and all eligible low-income homes will be energy efficient by 2020.

Action 8-A.20: Support energy resiliency through a diversified system of energy sources including zero and near-zero emission technologies.

Action 8-A.39: Continue implementation and enforcement of the California Building and Energy codes to promote energy efficient building design and construction.

Action 8-A.40: Promote the Leadership in Energy and Environmental Design (LEED) certification program for the design, operation, and construction of high-performance green buildings.

Action 8-A.41: Promote energy conservation and retrofitting of existing buildings through:

- Encouraging point-of-sale residential energy and water efficiency audits. Provide information on upgrading requirements and/or incentives if necessary;
- Providing financial incentives and low-cost financing products and programs that encourage investment in energy efficiency and renewable energy within existing residential buildings; and
- Educating residents about the availability of free home energy audit programs and encouraging the implementation of audit findings.

Action 8-A.43: Decrease the need for artificial cooling, heating, and lighting, and promote outdoor lifestyles in Redlands' moderate climate by:

- Updating the Zoning Ordinance to provide for adequate private and common open spaces as part of multi-family developments; and
- Encouraging residential and office buildings to have windows that open to the outside in all habitable rooms and maximize the use of daylight.

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less Than Significant Impact. CEQA Guidelines Appendix F is an advisory document that assists in determining whether a project will result in the inefficient, wasteful, and unnecessary consumption of energy. The analysis on Response 4.6(a) relies upon Appendix F of the CEQA Guidelines, which includes the following criteria to determine whether this threshold of significance is met:

- **Criterion 1:** The project's energy requirements and its energy use efficiencies by amount and fuel type for each stage of the project including construction, operation, maintenance and/or removal. If appropriate, the energy intensiveness of materials maybe discussed.
- **Criterion 2:** The effects of the project on local and regional energy supplies and on requirements for additional capacity.
- **Criterion 3:** The effects of the project on peak and base period demands for electricity and other forms of energy.
- **Criterion 4:** The degree to which the project complies with existing energy standards.
- **Criterion 5:** The effects of the project on energy resources.
- **Criterion 6:** The project's projected transportation energy use requirements and its overall use of efficient transportation alternatives.

Quantification of the project's energy usage is presented and addresses Criterion 1. The discussion on construction-related energy use focuses on Criteria 2, 4, and 5. The discussion on operational energy use is divided into transportation energy demand and building energy demand. The transportation energy demand analysis discusses Criteria 2, 4, and 6, and the building energy demand analysis discusses Criteria 2, 3, 4, and 5.

Project-Related Sources of Energy Consumption

This analysis focuses on three sources of energy that are relevant to the proposed project: electricity, natural gas, and transportation fuel for vehicle trips and off-road equipment associated with project construction and operations. The analysis of operational electricity and natural gas usage is based on the California Emissions Estimator Model version 2022.1 (CalEEMod) modeling results for the project. The project's estimated electricity and natural gas consumption is based primarily on CalEEMod's default settings for San Bernardino County, and consumption factors provided by the Southern California Edison (SCE) and the Southern California Gas Company (SoCalGas), the electricity and natural gas providers for the City and the project site. The results of the CalEEMod modeling are included in Appendix B, *Air Quality/Greenhouse Gas/Energy Modeling Results*. The amount of operational fuel consumption was estimated using the CARB's EMFAC2021 website platform which provides projections for typical daily fuel usage in the County, and the project's annual vehicle miles traveled (VMT) outputs from CalEEMod. The estimated construction fuel consumption is based on the project's construction equipment list, timing/phasing, and hours of duration for construction equipment, as well as vendor, hauling, and construction worker trips.

The project's estimated energy consumption is summarized in Table 4.6-1, *Project and Countywide Energy Consumption*. As shown in Table 4.6-1, the project's energy usage would constitute an approximate 0.0054 percent increase over San Bernardino County's typical annual electricity consumption and an approximate 0.0060 percent increase over San Bernardino County's typical annual natural gas consumption. The project's construction off-road, construction on-road, and operational vehicle fuel consumption would increase the County's consumption by 0.3707 percent, 0.0043 percent, and 0.0158 percent, respectively (**CEQA Appendix F - Criterion 1**).

Table 4.6-1
Project and Countywide Energy Consumption

Energy Type	Project Annual Energy Consumption[1]	San Bernardino County Annual Energy Consumption[2]	Percentage Increase Countywide[2]
Electricity Consumption	811 MWh	16,180,811 MWh	0.0054%
Natural Gas Consumption	33,737 therms	561,360,617 therms	0.0060%
Fuel Consumption			
• Construction Off-road Consumption[3]	68,009 gallons	18,347,432 gallons	0.3707%
• Construction On-road Consumption	48,257 gallons	1,130,700,651 gallons	0.0043%
• Operational Automotive Fuel Consumption[3]	173,672 gallons	1,099,671,804 gallons	0.0158%

Notes:
1. As modeled in CalEEMod version 2022.1.
2. The project increases in electricity and natural gas consumption are compared to the total consumption in the County in 2021. The project increases in automotive fuel consumption are compared with the projected Countywide diesel fuel consumption in 2025 (start of construction), and gasoline fuel consumption in 2027 (operational year).
   San Bernardino County electricity consumption data source: California Energy Commission, *Electricity Consumption by County*, http://www.ecdms. energy.ca.gov/elecbycounty.aspx, accessed July 5, 2023.
   San Bernardino County natural gas consumption data source: California Energy Commission, *Gas Consumption by County*, http://www.ecdms.energy. ca.gov/gasbycounty.aspx, accessed July 5, 2023.
3. Project fuel consumption calculated based on CalEEMod results. Countywide fuel consumption is from the CARB EMFAC2021 model.

Refer to Appendix B for assumptions used in this analysis.

Construction

During construction, the project would consume energy in two general forms: (1) the fuel energy consumed by construction vehicles and equipment; and (2) bound energy in construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass.

Fossil fuels used for construction vehicles and other energy-consuming equipment would be used during grading, paving, building construction, and architectural coatings. Fuel energy consumed during construction would be temporary and would not represent a significant demand on energy resources. In addition, some incidental energy conservation would occur during construction through compliance with State requirements that heavy-duty diesel equipment not in use for more than five minutes be turned off. Project construction equipment would also be required to comply with the latest U.S. Environmental Protection Agency (EPA) and CARB engine emissions standards. These emissions standards require highly efficient combustion systems that maximize fuel efficiency and reduce unnecessary fuel consumption. Due to increasing transportation costs and fuel prices, contractors and owners have a strong financial incentive to avoid wasteful, inefficient, and unnecessary consumption of energy during construction (**CEQA Appendix F - Criterion 4**).

Substantial reductions in energy inputs for construction materials can be achieved by selecting green building materials composed of recycled materials that require less energy to produce than non-recycled materials.[17] The integration of green building materials can help reduce environmental impacts associated with the extraction, transport, processing, fabrication, installation, reuse, recycling, and disposal of these building industry source materials.[18] The project-related incremental increase in the use of energy bound in construction materials such as asphalt, steel, concrete, pipes and manufactured or processed materials (e.g., lumber and gas) would not substantially increase demand for energy compared to overall local and regional demand for construction materials. As indicated in Table 4.6-1, the project's fuel consumption from off-road construction would be approximately 68,009 gallons, which would increase fuel use in the County by 0.3707 percent. Also indicated in Table 4.6-1, the project's fuel consumption from on-road construction would be approximately 48,257 gallons, which would increase fuel use in the County by 0.0043 percent. As such, construction would have a nominal effect on the local and regional energy supplies (**CEQA Appendix F - Criterion 2**). It is noted that construction fuel use is temporary and would cease upon completion of construction activities. There are no unusual project characteristics that would necessitate the use of construction equipment that would be less energy efficient than at comparable construction sites in the region or State (**CEQA Appendix F - Criterion 5**). Therefore, construction fuel consumption would not be any more inefficient, wasteful, or unnecessary than other similar development projects of this nature. As such, a less than significant impact would occur in this regard.

Operations

Transportation Energy Demand

Pursuant to the Federal Energy Policy and Conservation Act of 1975, the National Highway Traffic and Safety Administration is responsible for establishing additional vehicle standards and for revising existing standards. Compliance with Federal fuel economy standards is not determined for each individual vehicle model. Rather, compliance is determined based on each manufacturer's average fuel economy for the portion of their vehicles produced for sale in the United States. Table 4.6-1 provides an estimate of the daily fuel consumed by vehicles traveling to and from the project site. Based on the *Redlands TTM No. 20528 - Traffic Impact Study Scope of Work* prepared by Michael Baker International (dated May 16, 2023), the proposed project would generate 1,166 average daily trips. As indicated in Table 4.6-1, project operational daily trips are estimated to consume approximately 173,672 gallons of fuel

[17] California Department of Resources Recycling and Recovery, *Green Building Materials*, https://www.calrecycle.ca.gov/greenbuilding/materials#Material, accessed July 5, 2023.
[18] Ibid.

per year, which would increase the County's automotive fuel consumption by 0.0158 percent. The project does not propose any unusual features that would result in excessive long-term operational fuel consumption (**CEQA Appendix F - Criterion 2**).

The key drivers of transportation-related fuel consumption are job locations/commuting distance and many personal choices on when and where to drive for various purposes. Those factors are outside of the scope of the design of the proposed project. However, in compliance with CALGreen Code, all single-family development projects would require installation of raceways to be electric vehicle (EV) capable. This project design feature would encourage and support the use of EVs within the proposed residential development and thus reduce the petroleum fuel consumption (**CEQA Appendix F - Criterion 4** and **Criterion 6**).

Therefore, fuel consumption associated with vehicle trips generated by the project would not be considered inefficient, wasteful, or unnecessary in comparison to other similar developments in the region. A less than significant impact would occur in this regard.

Building Energy Demand

The CEC developed 2020 to 2035 forecasts for energy consumption and peak demand in support of the 2021 IEPR for each of the major electricity and natural gas planning areas and the State based on the economic and demographic growth projections.[19] CEC forecasts that the Statewide annual average growth rates of energy demand between 2021 and 2030 would be 1.3 percent to 2.3 percent for electricity and less than 0.1 percent to 0.8 percent increase for natural gas.[20] As shown in Table 4.6-1, operational energy consumption of the project would represent approximately 0.0054 percent increase in electricity consumption and 0.0060 percent increase in natural gas consumption over the current Countywide usage, which would be significantly below CEC's forecasts and the current Countywide usage. Therefore, the project would be consistent with the CEC's energy consumption forecasts and would not require additional energy capacity or supplies (**CEQA Appendix F - Criterion 2**). The project would also consume energy during the same time periods as other residential development. As a result, the project would not result in unique or more intensive peak or base period electricity demand (**CEQA Appendix F - Criterion 3**).

The project would be required to comply with the most current version of the Title 24 Building Energy Efficiency Standards, which provide minimum efficiency standards related to various building features, including appliances, water and space heating and cooling equipment, building insulation and roofing, and lighting. The project would install high efficiency lighting, energy efficient appliances, electrical infrastructure to support a future battery system, and solar photovoltaics panels. Compliance with the current 2022 Title 24 standards significantly reduces energy usage. The Title 24 Building Energy Efficiency Standards are updated every three years and become more stringent between each update. Compliance with 2022 Title 24 standards would ensure the project would be more energy efficient than existing buildings built under earlier versions of Title 24 standards (**CEQA Appendix F - Criterion 4**).

Furthermore, the electricity provider, SCE, is subject to California's Renewables Portfolio Standard (RPS). The RPS requires investor-owned utilities, electric service providers, and community choice aggregators to increase procurement from eligible renewable energy resources to 33 percent of total procurement by 2020 and to 60 percent of total procurement by 2030. Renewable energy is generally defined as energy that comes from resources which are naturally replenished within a human timescale such as sunlight, wind, tides, waves, and geothermal heat. The increase in reliance of such energy resources further ensures that new development projects will not result in the waste of the finite energy resources. The project would install solar photovoltaics panels and have electrical infrastructure to support

[19] California Energy Commission, *Final 2021 Integrated Energy Policy Report Volume IV California Energy Demand Forecast*, February 2022. Annual average growth rates of electricity demand and natural gas per capita demand are shown in Figure 10 and Figure 14, respectively.

[20] Ibid.

future battery systems in compliance with 2022 Title 24 and CALGreen Code requirements (**CEQA Appendix F - Criterion 5**).

Therefore, the project would not cause wasteful, inefficient, and unnecessary consumption of building energy during project operation, or preempt future energy development or future energy conservation. A less than significant impact would occur in this regard.

Mitigation Measures: No mitigation measures are required.

b) Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?

Less than Significant Impact. The City does not have an adopted renewable energy or energy efficiency plan. State and regional plans for renewable energy and energy efficiency include the California Energy Commission's Integrated Energy Policy Report (IEPR), California Public Utilities Commission's Energy Efficiency Strategic Plan (CPUC Strategic Plan), Title 24 standards, and CALGreen standards. The project would be required to comply with Title 24 and CALGreen standards and incorporates all applicable energy efficiency measures. As a project design feature, the project would exceed 2022 Title 24 standards by 10 percent. Energy efficiency measures typical for residential projects include installation of energy efficient windows, insulation, lighting, ventilation systems, and water efficient fixtures, conservation of roof areas for future installation of solar panels, as well as provision of electric vehicles charging infrastructure, among others. Compliance with and exceedance of Title 24 and CALGreen standards would also ensure the project's consistency with the CPUC Strategic Plan strategies and the IEPR building energy efficiency recommendations, which would ensure project conformance with the State's energy reduction goals. It should be noted that the project is consistent with the *City of Redlands Climate Action Plan*, which includes City-specify policies related to energy; refer to Section 4.8, *Greenhouse Gas Emissions*. As such, the proposed project would result in less than significant impacts associated with renewable energy or energy efficiency plans.

Mitigation Measures: No mitigation measures are required.

4.7 Geology and Soils

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				✓
2) Strong seismic ground shaking?			✓	
3) Seismic-related ground failure, including liquefaction?				✓
4) Landslides?				✓
b. Result in substantial soil erosion or the loss of topsoil?			✓	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			✓	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			✓	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				✓
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✓		

This section is primarily based upon the *Due-Diligence/Feasibility Geotechnical Assessment, Approximately 10-Acre Property at 1160 W. Pioneer Avenue, East of 210 Freeway and North of Domestic Avenue, City of Redlands San Bernardino County, California* by Petra Geosciences, Inc., dated September 10, 2021 and the *Due-Diligence/Feasibility Geotechnical Assessment, 5-Acre Parcel of Agricultural Land, Assessor Parcel Number (APN) 0167-061-03, Site East of 1160 W. Pioneer Avenue, City of Redlands, San Bernardino County, California*, by Petra Geosciences, Inc., dated April 6, 2022. The reports are referred to collectively as the Geotechnical Evaluation in the following impact analysis, and are provided as Appendix E1 and E2, *Geotechnical Evaluation*.

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

No Impact. The project site, like the rest of Southern California, is located within a seismically active margin between the North American and Pacific tectonic plates. Faults that have historically produced earthquakes or show evidence of movement within the past 11,000 years are known as "active faults." According to the Geotechnical Evaluation, no

known active faults cross the project site, and the site is not located within an Alquist-Priolo Earthquake Fault Zone. Additionally, the project site is not located on or near any faults delineated by the City of Redlands General Plan. Therefore, the potential for fault rupture on-site is considered very low. No impact would occur.

Mitigation Measures: No mitigation measures are required.

2) Strong seismic ground shaking?

Less Than Significant Impact. According to the Geotechnical Evaluation, the project site is located in a region of generally high seismicity (Southern California). As such, the project site is expected to experience strong ground motions from earthquakes on regional faults. However, active or potentially active faults are not known to exist on or in the immediate vicinity of the site. Design and construction of the project would be required to comply with the California Building Code (CBC), which outlines standards for structures to resist the effects of strong ground motion. Conformance with the CBC would ensure that impacts related to ground shaking are less than significant.

Mitigation Measures: No mitigation measures are required.

3) Seismic-related ground failure, including liquefaction?

No Impact. Liquefaction and seismically-induced settlement or ground failure is generally related to strong seismic shaking events where the groundwater occurs at shallow depth (generally within 50 feet of the ground surface) or where lands are underlain by loose, cohesionless deposits. Liquefaction typically results in the loss of shear strength of a soil, which occurs due to the increase of pore water pressure caused by the rearrangement of soil particles induced by shaking or vibration. During liquefaction, soil strata behave similarly to a heavy liquid.

Based on the San Bernardino County Geologic Hazard Map, the project site is not located within an identified liquefaction zone. Additionally, the boring samples collected for the Geotechnical Evaluation did not encounter groundwater to a depth of 56.5 feet below ground surface. Therefore, the liquefaction potential is considered to be low. No impact would occur in this regard.

4) Landslides?

No Impact. The project site and the surrounding properties are flat and not prone to slope instability hazards, such as landslides. Additionally, the project site is not located within an identified Landslide Susceptibility zone on the San Bernardino County Geologic Hazard Map. Thus, the potential for seismically-induced landslides is considered negligible. No impact would occur.

Mitigation Measures: No mitigation measures are required.

b) Result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. The primary concern in regard to soil erosion or loss of topsoil would be from construction activities associated with the project, which could expose soils to short-term erosion by wind and water. Soil disturbance would temporarily occur during earth-moving activities such as excavation and trenching for foundations and utilities, soil compaction, and grading. Disturbed soils would be susceptible to high rates of erosion from wind and rain, resulting in sediment transport via stormwater runoff from the project site. However, the project would be subject to compliance with the requirements set forth in the Santa Ana Regional Water Quality Control Board (RWQCB) Stormwater Quality Management Plan (SQMP) and the City's Water Quality Management Plan (WQMP) to reduce potential for soil erosion. The project would also employ Best Management Practices (BMPs) during

construction to control runoff from discharging from the site during project construction; refer to Section 4.10, *Hydrology and Water Quality*. Impacts would be less than significant in this regard.

Mitigation Measures: No mitigation measures are required.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Less Than Significant Impact. Refer to Responses 4.7(a)(3), 4.7(a)(4), and 4.7(d) for a discussion concerning liquefaction, landslides, and collapse (from expansive soils), respectively.

LATERAL SPREADING

Lateral spreading is a phenomenon in which large blocks of intact, non-liquefied soil move down slope on a liquefied soil layer. Lateral spreading is often a regional event. For lateral spreading to occur, the liquefiable soil zone must be laterally continuous, unconstrained laterally, and free to move along sloping ground. According to the Geotechnical Evaluation, the project site is not subject to seismic-related ground failure (i.e., liquefaction). As a result, the lateral spread is anticipated to be negligible. No impact would occur in this regard.

SUBSIDENCE

According to the U.S. Geological Survey, land subsidence occurs when large amounts of groundwater have been withdrawn from certain types of rocks, such as fine-grained sediments. The rock compacts because the water is partly responsible for holding the ground up. When the water is withdrawn, the rocks falls in on itself. Events, other than the removal of groundwater, that can cause land subsidence include aquifer-system compaction, drainage of organic soils, underground mining, hydrocompaction, natural compaction, sinkholes, and thawing permafrost. According to the Geotechnical Evaluation, the soil on the project site has a low collapse potential. Therefore, subsidence would be unlikely. Impacts would be less than significant in this regard.

Mitigation Measures: No mitigation measures are required.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Less Than Significant Impact. Expansive soils are those that undergo volume changes as moisture content fluctuates, swelling substantially when wet or shrinking when dry. Soil expansion can damage structures by cracking foundations, causing settlement, and distorting structural elements. According to the Geotechnical Evaluation, laboratory testing indicates that soils across the site have a very low expansion potential. As such, impacts due to expansive soil would be less than significant in this regard.

Mitigation Measures: No mitigation measures are required.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

No Impact. No septic tanks or alternative wastewater systems would be constructed as part of the project. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Overall, ground-disturbing activities in previously undisturbed portions of the project site underlain by geologic units with a high paleontological sensitivity (i.e., Pleistocene to early Holocene alluvial deposits) may result in significant impacts to paleontological resources. Impacts would be significant if construction activities result in the destruction, damage, or loss of scientifically important paleontological resources and associated stratigraphic and paleontological data.

According to the City's General Plan EIR, paleontological resources, including fossils, have been found in the Redlands area, and there is potential for paleontological finds to occur in the remaining unexcavated open space areas within the City. The project site consists of an undeveloped, vacant lot with disturbed, ruderal vegetation, as well as scattered trees and shrubs. As such, there is potential for paleontological resources to be discovered during grading and ground-disturbing activities. Given this possibility, Mitigation Measure CUL-2 would be required to mitigate potential impacts to paleontological resources. Mitigation Measure CUL-2 would require construction to halt in the event of an inadvertent discovery of a paleontological resource. The project Archaeologist shall be contacted, who would determine appropriate measures to mitigate impacts to the significance of the resource. With the implementation of Mitigation Measure CUL-2, impacts to historical resources would be less than significant.

Mitigation Measures: Refer to Mitigation Measure CUL-2.

4.8 Greenhouse Gas Emissions

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	
b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			✓	

This section is primarily based upon Appendix B, *Air Quality/Greenhouse Gas/Energy Modeling Results*.

GLOBAL CLIMATE CHANGE

California is a substantial contributor of global greenhouse gases (GHGs), emitting over 418 million metric tons of carbon dioxide equivalent ($MTCO_2e$) per year.[21] Methane (CH_4) is also an important GHG that potentially contributes to global climate change. GHGs are global in their effect, which is to increase the earth's ability to absorb heat in the atmosphere. As primary GHGs have a long lifetime in the atmosphere, accumulate over time, and are generally well-mixed, their impact on the atmosphere is mostly independent of the point of emission. Every nation emits GHGs and as a result makes an incremental cumulative contribution to global climate change; therefore, global cooperation will be required to reduce the rate of GHG emissions enough to slow or stop the human-caused increase in average global temperatures and associated changes in climatic conditions.

The impact of human activities on global climate change is apparent in the observational record. Air trapped by ice has been extracted from core samples taken from polar ice sheets to determine the global atmospheric variation of CO_2, CH_4, and nitrous oxide (N_2O) from before the start of industrialization (approximately 1750), to over 650,000 years ago. For that period, it was found that CO_2 concentrations ranged from 180 to 300 parts per million (ppm). For the period from approximately 1750 to the present, global CO_2 concentrations increased from a pre-industrialization period concentration of 280 to 379 ppm in 2005, with the 2005 value far exceeding the upper end of the pre-industrial period range. As of April 2023, the highest monthly average concentration of CO_2 in the atmosphere was recorded at 421.39 ppm.[22]

The Intergovernmental Panel on Climate Change (IPCC) constructed several emission trajectories of GHGs needed to stabilize global temperatures and climate change impacts. It concluded that a stabilization of GHGs at 400 to 450 ppm carbon dioxide equivalent (CO_2e)[23] concentration is required to keep global mean warming below 2 degrees Celsius (^oC), which in turn is assumed to be necessary to avoid dangerous climate change.

[21] California Air Resources Board, *California Greenhouse Gas Emissions for 2000 to 2020,* https://ww2.arb.ca.gov/sites/default/files/classic/cc/inventory/2000-2020_ghg_inventory_trends.pdf, accessed July 13, 2023.

[22] Scripps Institution of Oceanography, *Carbon Dioxide Concentration at Mauna Loa Observatory*, https://scripps.ucsd.edu/programs/keelingcurve/, accessed July 13, 2023.

[23] Carbon Dioxide Equivalent (CO_2e) – A metric measure used to compare the emissions from various greenhouse gases based upon their global warming potential.

REGULATORY FRAMEWORK

Federal

The Intergovernmental Panel on Climate Change (IPCC) constructed several emission trajectories of GHGs needed to stabilize global temperatures and climate change impacts. It concluded that a stabilization of GHGs at 400 to 450 ppm carbon dioxide equivalent (CO_2e)[24] concentration is required to keep global mean warming below 2 degrees Celsius (^oC), which in turn is assumed to be necessary to avoid dangerous climate change.

State

Various Statewide and local initiatives to reduce the State's contribution to GHG emissions have raised awareness that, even though the various contributors to and consequences of global climate change are not yet fully understood, global climate change is under way, and there is a real potential for severe adverse environmental, social, and economic effects in the long term.

Assembly Bill 32 (California Global Warming Solutions Act of 2006). California passed the California Global Warming Solutions Act of 2006 (AB 32; California Health and Safety Code Division 25.5, Sections 38500 - 38599). AB 32 establishes regulatory, reporting, and market mechanisms to achieve quantifiable reductions in GHG emissions and establishes a cap on Statewide GHG emissions. AB 32 requires that Statewide GHG emissions be reduced to 1990 levels by 2020. AB 32 specifies that regulations adopted in response to AB 1493 should be used to address GHG emissions from vehicles. However, AB 32 also includes language stating that if the AB 1493 regulations cannot be implemented, then the California Air Resources Board (CARB) should develop new regulations to control vehicle GHG emissions under the authorization of AB 32.

Executive Order S-3-05. Executive Order S-3-05 set forth a series of target dates by which Statewide emissions of GHGs would be progressively reduced, as follows:

- By 2010, reduce GHG emissions to 2000 levels;
- By 2020, reduce GHG emissions to 1990 levels; and
- By 2050, reduce GHG emissions to 80 percent below 1990 levels.

Senate Bill 32. Signed into law on September 2016, SB 32 codifies the 2030 GHG reduction target in Executive Order B-30-15 (40 percent below 1990 levels by 2030). The bill authorizes CARB to adopt an interim GHG emissions level target to be achieved by 2030.

CARB Scoping Plan. On December 11, 2008, CARB adopted the *Climate Change Scoping Plan* (Scoping Plan), which functions as a roadmap to achieve GHG reductions in California required by AB 32 through subsequently enacted regulations. The Scoping Plan contains the main strategies California will implement to reduce GHG emissions by 174 million metric tons (MT), or approximately 30 percent, from the State's projected 2020 emissions level of 596 million $MTCO_2e$ under a business as usual (BAU)[25] scenario. This is a reduction of 42 million $MTCO_2e$, or almost ten percent, from 2002 to 2004 average emissions, but requires the reductions in the face of population and economic growth through 2020.

[24] Carbon Dioxide Equivalent (CO_2e) – A metric measure used to compare the emissions from various greenhouse gases based upon their global warming potential.

[25] "Business as Usual" refers to emissions that would be expected to occur in the absence of GHG reductions; refer to http://www.arb.ca.gov/cc/inventory/data/bau.htm. Note that there is significant controversy as to what BAU means. In determining the GHG 2020 limit, CARB used the above as the "definition." It is broad enough to allow for design features to be counted as reductions.

The Scoping Plan calculates 2020 BAU emissions as the emissions that would be expected to occur in the absence of any GHG reduction measures. The 2020 BAU emissions estimate was derived by projecting emissions from a past baseline year using growth factors specific to each of the different economic sectors (e.g., transportation, electrical power, commercial and residential, industrial, etc.). CARB used three-year average emissions, by sector, for 2002 to 2004 to forecast emissions to 2020. The measures described in the Scoping Plan are intended to reduce the projected 2020 BAU to 1990 levels, as required by AB 32.

AB 32 requires CARB to update the Scoping Plan at least once every five years. CARB adopted the first major update to the Scoping Plan on May 22, 2014. The updated Scoping Plan identifies the actions California has already taken to reduce GHG emissions and focuses on areas where further reductions could be achieved to help meet the 2020 target established by AB 32. The Scoping Plan update also looks beyond 2020 toward the 2050 goal, established in Executive Order S-3-05, and observes that "a mid-term statewide emission limit will ensure that the State stays on course to meet our long-term goal."

On January 20, 2017, CARB released the proposed Second Update to the Scoping Plan, which identifies the State's post-2020 reduction strategy. The Second Update was finalized in November 2017 and approved on December 14, 2017 and reflects the 2030 target of a 40 percent reduction below 1990 levels, set by Executive Order B-30-15 and codified by SB 32. The 2017 Scoping Plan Update establishes a new Statewide emissions limit of 260 million $MTCO_2e$ for the year 2030, which corresponds to a 40 percent decrease in 1990 levels by 2030.

On December 15, 2022, CARB released the *2022 Scoping Plan for Achieving Carbon Neutrality* (2022 Scoping Plan), which identifies the strategies achieving carbon neutrality by 2045 or earlier. The 2022 Scoping Plan contains the GHG reductions, technology, and clean energy mandated by statutes. The 2022 Scoping Plan was developed to achieve carbon neutrality by 2045 through a substantial reduction in fossil fuel dependence, while at the same time increasing deployment of efficient non-combustion technologies and distribution of clean energy. The plan would also reduce emissions of short-lived climate pollutants (SLCPs) and would include mechanical CO_2 capture and sequestration actions, as well as emissions and sequestration from natural and working lands and nature-based strategies. Under 2022 Scoping Plan, by 2045, California aims to cut GHG emissions by 85 percent below 1990 levels, reduce smog-forming air pollution by 71 percent, reduce the demand for liquid petroleum by 94 percent compared to current usage, improve health and welfare, and create millions of new jobs. This plan also builds upon current and previous environmental justice efforts to integrate environmental justice directly into the plan, to ensure that all communities can reap the benefits of this transformational plan.

Local

2020-2045 Regional Transportation Plan/ Sustainable Communities Strategy

On September 3, 2020, the Regional Council of the Southern California Association of Governments (SCAG) formally adopted the *Connect SoCal: 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy* (2020-2045 RTP/SCS). The SCS portion of the 2020-2045 RTP/SCS highlights strategies for the region to reach the regional target of reducing GHGs from autos and light-duty trucks by 8 percent per capita by 2020, and 19 percent by 2035 (compared to 2005 levels). Specially, these strategies are to:

- Focus growth near destinations and mobility options;
- Promote diverse housing choices;
- Leverage technology innovations;
- Support implementation of sustainability policies; and
- Promote a green region.

Furthermore, the 2020-2045 RTP/SCS discusses a variety of land use tools to help achieve the State-mandated reductions in GHG emissions through reduced per capita vehicle miles traveled (VMT). Some of these tools include center focused placemaking, focusing on priority growth areas, job centers, transit priority areas, as well as high quality transit areas and green regions.

City of Redlands General Plan 2035

The City's current General Plan (the Redlands General Plan 2035 [General Plan]) is a policy document, or "blueprint" for future development, adopted by the City Council to guide future growth in Redlands. The award-winning General Plan is organized around Themes (or chapters), which include policies and actions to guide future development. The seven Themes in the General Plan include: Distinctive City, Prosperous Economy, Livable Community, Connected City, Vital Environment, Healthy Community, and Sustainable Community. The State-mandated elements of Land Use, Circulation, Open Space, Conservation, Health & Safety, Noise, and Housing are all integrated within the Themes noted above. For each topic under a theme, the General Plan establishes policies that consist of principles and actions that form the supporting policies for the goal. Principles are the fundamental tenets that support each theme's goal, and are statements of broad direction, philosophy, or standards to be achieved. Actions are statements that support the implementation of the principles. The General Plan discusses GHG Reduction within the Sustainability Community Theme. The following goal and principals are applicable to the proposed project:

Sustainable Community

Goal*:* Serve as an environmental steward; ensure that residents enjoy clean air and water; make efficient use of energy, water, and land resources; and grow in a manner in which increased population does not negatively impact resources.

> **Principle 8-P.8**: Promote sustainability by reducing the community's greenhouse gas (GHG) emissions and festering green development patterns- including buildings, sites, and landscapes.
>
> **Principle 8-P.9**: Undertake initiatives to enhance sustainability by reducing the community's GHG emissions.

City of Redlands Climate Action Plan

The *City of Redlands Climate Action Plan* (CAP) is designed to reinforce the City's commitment to reducing GHG emissions and demonstrate how the City would comply with State of California's GHG emission reduction standards. As a qualified GHG reduction strategy, the CAP will also enable streamlined environmental review of future development projects, in accordance with the CEQA. The CAP reflects the City's commitment to the core values presented in the General Plan, and links elements of the plan with the goal of GHG reduction. The CAP has been prepared concurrently with the updated General Plan, reflecting the City's most current land use and transportation strategy, and GHG implications of various General Plan's goals and policies. The General Plan includes strategies such as transit-oriented and mixed-use development, integrated transportation and land use planning, promotion of bicycle and pedestrian movements, and parking and transportation demand management. It also includes goals and policies to promote energy efficiency, waste reduction, and resource conservation and recycling. These strategies, goals, and policies will result in GHG reduction compared to baseline trends. As a document adopted by the City of Redlands City Council, the CAP applies to the municipal limits of the City of Redlands. The CAP used a linear trajectory in emissions reductions between 2030 and 2050 to determine the 2035 target of 5 $MTCO_2e$ per capita per year. The CAP also has a Year 2030 GHG emissions target of 6.0 $MTCO_2e$ per capita per year.

THRESHOLDS OF SIGNIFICANCE

Amendments to CEQA Guidelines Section 15064.4 were adopted to assist lead agencies in determining the significance of the impacts of GHG emissions and gives lead agencies the discretion to determine whether to assess those emissions quantitatively or qualitatively. This section recommends certain factors to be considered in the determination of significance (i.e., the extent to which a project may increase or reduce GHG emissions compared to the existing environment; whether the project exceeds an applicable significance threshold; and the extent to which the project complies with regulations or requirements adopted to implement a plan for the reduction or mitigation of GHGs). The amendments do not establish a threshold of significance; rather, lead agencies are granted discretion to establish significance thresholds for their respective jurisdictions, including looking to thresholds developed by other public agencies or suggested by other experts, such as the California Air Pollution Control Officers Association (CAPCOA), so long as any threshold chosen is supported by substantial evidence (CEQA Guidelines Section 15064.7(c)). The California Natural Resources Agency has also clarified that the CEQA Guidelines amendments focus on the effects of GHG emissions as cumulative impacts, and therefore GHG emissions should be analyzed in the context of CEQA's requirements for cumulative impact analyses (CEQA Guidelines Section 15064(h)(3)).[26,27] A project's incremental contribution to a cumulative impact can be found not cumulatively considerable if the project would comply with an approved plan or mitigation program that provides specific requirements to avoid or substantially lessen the cumulative problem within the geographic area of the project.[28]

As discussed above, the CAP set a Year 2030 GHG emissions target of 6 $MTCO_2e$ per capita per year. Projects that start to operate before 2030 and do not exceed 6 $MTCO_2e$ per capita per year are considered to be consistent with the CAP and determined to have a less than significant individual and cumulative impact for GHG emissions.

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less Than Significant Impact. Project-related GHG emissions include emissions from direct and indirect sources. Direct project-related GHG emissions include emissions from construction activities, area sources, mobile sources, and refrigerants, while indirect sources include emissions from energy consumption, water demand, and solid waste generation. The CalEEMod version 2022.1 was used to calculate project-related GHG emissions. Table 4.8-1, *Estimated Greenhouse Gas Emissions*, presents the estimated CO_2, N_2O, and CH_4 emissions associated with the proposed project; refer to Appendix B, *Air Quality/Greenhouse Gas/Energy Modeling Results* for the CalEEMod outputs.

[26] California Natural Resources Agency, *Final Statement of Reasons for Regulatory Action*, pp. 11-13, 14, 16, December 2009, https://resources.ca.gov/CNRALegacyFiles/ceqa/docs/Final_Statement_of_Reasons.pdf, accessed July 13, 2023.

[27] State of California Governor's Office of Planning and Research, *Transmittal of the Governor's Office of Planning and Research's Proposed SB97 CEQA Guidelines Amendments to the Natural Resources Agency*, April 13, 2009, https://planning.lacity.org/eir/CrossroadsHwd/deir/files/references/C01.pdf, accessed July 13, 2023.

[28] 14 CCR Section 15064(h)(3).

Table 4.8-1
Estimated Greenhouse Gas Emissions

Source	CO_2	CH_4	N_2O	Refrigerants	CO_2e
	Metric Tons/year[1]				
Direct Emissions					
Construction (amortized over 30 years)	39.19	<0.01	<0.01	0.01	39.48
Area Source	27.16	<0.01	<0.01	0.00	27.19
Mobile Source	1,143.30	0.06	0.06	1.60	1,164.24
Refrigerants	0.00	0.00	0.00	0.27	0.27
Total Direct Emissions[2]	*1,209.65*	*0.07*	*0.06*	*1.88*	*1,231.18*
Indirect Emissions					
Energy	391.65	0.03	<0.01	0.00	392.95
Solid Waste	10.08	1.01	0.00	0.00	35.27
Water Demand	11.73	0.16	<0.01	0.00	16.86
Total Indirect Emissions[2]	*413.46*	*1.20*	*0.01*	*0.00*	*445.08*
Total Project-Related Emissions[2]	***1,676.26 $MTCO_2e$/year***				
Emissions per Service Population per Year	***5.4 $MTCO_2e$ per year***				
City of Redlands CAP Year 2030 Service Population Threshold Per Capita Per Year	***6.0 $MTCO_2e$ per year***				
Exceed Threshold?	***No***				

Notes:
1. Emissions calculated using California Emissions Estimator Model Version 2022.1 (CalEEMod) computer model.
2. Totals may be slightly off due to rounding.

Refer to Appendix B, for detailed model input/output data.

Direct Project-Related Sources of Greenhouse Gases

Construction Emissions. Construction GHG emissions are typically summed and amortized over the lifetime of the project (assumed to be 30 years), then added to the operational emissions.[29] As shown in Table 4.8-1, the proposed project would result in 39.48 $MTCO_2e$ per year construction emissions when amortized over 30 years (or a total of 1,184.39 $MTCO_2e$ in 30 years).

Area Source. Area source emissions were calculated using CalEEMod and project-specific land use data. Project-related area sources include natural gas consumption for space heating and exhaust emissions from landscape maintenance equipment, such as lawnmowers, shedders/grinders, blowers, trimmers, chain saws, and hedge trimmers used to maintain the landscaping of the site. The project would directly result in 27.19 $MTCO_2e$ per year from area source emissions; refer to Table 4.8-1.

Mobile Source. CalEEMod relies upon trip generation rates from the *Redlands TTM No. 20528 - Traffic Impact Study Scope of Work* prepared by Michael Baker International (dated May 16, 2023), and project specific land use data to calculate mobile source emissions. The proposed project would generate 1,166 average daily trips, including 86 trips during the a.m. peak hour and 115 trips during the p.m. peak hour. The project would result in approximately 1,164.24 $MTCO_2e$ per year of mobile source generated GHG emissions; refer to Table 4.8-1.

[29] The project lifetime is based on the standard 30-year assumption of the South Coast Air Quality Management District (South Coast Air Quality Management District, *Draft Guidance Document – Interim CEQA Greenhouse Gas (GHG) Significance Threshold*, October 2008).

Refrigerants. Refrigerants are substances used in equipment for air conditioning and refrigeration. Most of the refrigerants used today are HFCs or blends thereof, which can have high GWP values. All equipment that uses refrigerants has a charge size (i.e., quantity of refrigerant the equipment contains), and an operational refrigerant leak rate, and each refrigerant has a GWP that is specific to that refrigerant. CalEEMod quantifies refrigerant emissions from leaks during regular operation and routine servicing over the equipment lifetime, and then derives average annual emissions from the lifetime estimate. The proposed project would result in 0.27 $MTCO_2e$ per year of GHG emissions from refrigerants; refer to Table 4.8-1.

Indirect Project-Related Sources of Greenhouse Gases

Energy Consumption. Energy consumption emissions were calculated using CalEEMod and project-specific land use data. Southern California Edison (SCE) would provide electricity to the project site. The project would exceed 2022 Title 24 standards by 10 percent, which has been incorporated in CalEEMod. The project would indirectly result in 392.95 $MTCO_2e$ per year due to energy consumption; refer to Table 4.8-1.

Solid Waste. Solid waste associated with operations of the proposed project would result in 35.27 $MTCO_2e$ per year; refer to Table 4.8-1.

Water Demand. The project operations would result in a demand of approximately 6.57 million gallons of water per year. Emissions from indirect energy impacts due to water supply would result in 16.86 $MTCO_2e$ per year; refer to Table 4.8-1.

Total Project-Related Sources of Greenhouse Gases

As shown in Table 4.8-1, the total amount of project-related GHG emissions from direct and indirect sources combined would total 1,676.26 $MTCO_2e$ per year. As discussed in Section 4.14, *Population and Housing*, there would be approximately 309 new persons living within the City as a result of the proposed project. As such, the project's emissions would be 5.4 $MTCO_2e$ per service population per year, which is below the CAP's Year 2030 6.0 $MTCO_2e$ per service population per year target. As such, impacts would be less than significant.

***Mitigation Measures*:** No mitigation measures are required.

b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less Than Significant Impact.

Consistency with Applicable GHG Plans, Policies, or Regulations

The GHG plan consistency for the project is based on the project's consistency with the CARB 2022 Scoping Plan, the SCAG 2020-2045 RTP/SCS, and applicable goals and policies from the City's General Plan. The 2022 Scoping Plan describes the approach the State will take to achieve carbon neutrality by 2045. The SCAG 2020-2045 RTP/SCS includes strategies for the region to reach the regional target of reducing GHGs from the transportation sector. The City's General Plan and CAP contain goals and policies that would help implement energy efficient measures and would subsequently reduce GHG emissions within the City.

Consistency with the 2022 CARB Scoping Plan

The 2022 Scoping Plan identifies reduction measures necessary to achieve the goal of carbon neutrality by 2045 or earlier. Actions that reduce GHG emissions are identified for each AB 32 inventory sector. Provided in Table 4.8-2,

Consistency with the 2022 Scoping Plan: AB 32 GHG Inventory Sectors, is an evaluation of applicable reduction actions/strategies by emissions source category to determine how the project would be consistent with or exceed reduction actions/strategies outlined in the 2022 Scoping Plan.

Table 4.8-2
Consistency with the 2022 Scoping Plan: AB 32 Inventory Sectors

Actions and Strategies	Project Consistency Analysis
Smart Growth / Vehicles Miles Traveled (VMT)	
Reduce VMT per capita to 25% below 2019 levels by 2030, and 30% below 2019 levels by 2045	**Consistent**. The project would require installation of raceways to be electric vehicle EV capable in accordance with the 2022 Title 24 standards and CALGreen Code, which would promote alternative mode of transportation to reduce VMT. Additionally, the project would be near public transportation stops. As such, the project would be consistent with this action.
New Residential and Commercial Buildings	
All electric appliances beginning 2026 (residential) and 2029 (commercial), contributing to 6 million heat pumps installed Statewide by 2030	**Consistent.** The project is expected to consist of natural gas heating and/or cooking on-site. The City of Redlands has not adopted an ordinance or program limiting the use of natural gas for on-site cooking and/or heating. However, if adopted, the project would comply with the applicable goals or policies limiting the use of natural gas equipment in the future. Furthermore, the project would install high efficiency lighting and appliances. As such, the project would be consistent with this action.
Construction Equipment	
Achieve 25% of energy demand electrified by 2030 and 75% electrified by 2045	**Consistent.** The City of Redlands has not adopted an ordinance or program requiring electricity-powered construction equipment. However, if adopted, the project would comply with the applicable goals or policies requiring the use of electric construction equipment in the future. As such, the project would be consistent with this action.
Non-combustion Methane Emissions	
Divert 75% of organic waste from landfills by 2025	**Consistent**. SB 1383 establishes targets to achieve a 50 percent reduction in the level of the Statewide disposal of organic waste from the 2014 level by 2020 and a 75 percent reduction by 2025. The law establishes an additional target that not less than 20 percent of currently disposed edible food is recovered for human consumption by 2025. The project would comply with local and regional regulations and recycle or compost 75 percent of waste by 2025 pursuant to SB 1383. As such, the project would be consistent with this action.
Source: California Air Resources Board, *2022 Scoping Plan*, November 16, 2022.	

Consistency with the SCAG 2020-2045 RTP/SCS

On September 3, 2020, the Regional Council of SCAG formally adopted the 2020-2045 RTP/SCS. The 2020-2045 RTP/SCS includes performance goals that were adopted to help focus future investments on the best-performing projects, as well as different strategies to preserve, maintain, and optimize the performance of the existing transportation system. The SCAG 2020-2045 RTP/SCS is forecast to help California reach its GHG reduction goals by reducing GHG emissions from passenger cars by eight percent below 2005 levels by 2020 and 19 percent by 2035 in accordance with the most recent CARB targets adopted in March 2018. Five key SCS strategies are included in the 2020-2045 RTP/SCS to help the region meet its regional VMT and GHG reduction goals, as required by the State. Table 4.8-3, *Consistency with the 2020-2045 RTP/SCS* shows the project's consistency with these five strategies found within the 2020-2045 RTP/SCS. As shown therein, the proposed project would be consistent with the GHG emission reduction strategies contained in the 2020-2045 RTP/SCS.

Table 4.8-3
Consistency with the 2020-2045 RTP/SCS

Reduction Strategy	Applicable Land Use Tools	Project Consistency Analysis
Focus Growth Near Destinations and Mobility Options		
• Emphasize land use patterns that facilitate multimodal access to work, educational and other destinations • Focus on a regional jobs/housing balance to reduce commute times and distances and expand job opportunities near transit and along center-focused main streets • Plan for growth near transit investments and support implementation of first/last mile strategies • Promote the redevelopment of underperforming retail developments and other outmoded nonresidential uses • Prioritize infill and redevelopment of underutilized land to accommodate new growth, increase amenities and connectivity in existing neighborhoods • Encourage design and transportation options that reduce the reliance on and number of solo car trips (this could include mixed uses or locating and orienting close to existing destinations) • Identify ways to "right size" parking requirements and promote alternative parking strategies (e.g. shared parking or smart parking)	**Center Focused Placemaking, Priority Growth Areas (PGA), Job Centers, High Quality Transit Areas (HQTAs), Transit Priority Areas (TPA), Neighborhood Mobility Areas (NMAs), Livable Corridors, Spheres of Influence (SOIs), Green Region, Urban Greening.**	**Consistent.** Although the project is not located in a HQTA or TPA, the project is located adjacent to and with easy access to Interstate 210 freeway. Existing Omnitrans bus stops are located less than one mile to the south of the project site. Furthermore, the project site is in close proximity to existing commercial developments located southwest of the project site. Therefore, the project would focus growth near destinations and mobility options.
Promote Diverse Housing Choices		
• Preserve and rehabilitate affordable housing and prevent displacement • Identify funding opportunities for new workforce and affordable housing development • Create incentives and reduce regulatory barriers for building context sensitive accessory dwelling units to increase housing supply • Provide support to local jurisdictions to streamline and lessen barriers to housing development that supports reduction of greenhouse gas emissions	**PGA, Job Centers, HQTAs, NMA, TPAs, Livable Corridors, Green Region, Urban Greening.**	**Consistent.** The project would involve development of a residential community near existing bus stops and commercial developments, which increases housing supply and supports reduction of GHG emissions. Therefore, the project would be consistent with this reduction strategy.
Leverage Technology Innovations		
• Promote low emission technologies such as neighborhood electric vehicles, shared rides hailing, car sharing, bike sharing and scooters by providing supportive and safe infrastructure such as dedicated lanes, charging and parking/drop-off space • Improve access to services through technology—such as telework and telemedicine as well as other incentives such as a "mobility wallet," an app-based system for storing transit and other multi-modal payments • Identify ways to incorporate "micro-power grids" in communities, for example solar energy, hydrogen fuel cell power storage and power generation	**HQTA, TPAs, NMA, Livable Corridors.**	**Consistent.** The project would require installation of raceways to be electric vehicle (EV) capable in accordance with the 2022 Title 24 standards and CALGreen Code. Therefore, the proposed project would leverage technology innovations and help the City, County, and State meet its GHG reduction goals. The project would be consistent with this reduction strategy.
Support Implementation of Sustainability Policies		
• Pursue funding opportunities to support local sustainable	**Center Focused**	**Consistent.** As previously discussed, the

development implementation projects that reduce greenhouse gas emissions • Support statewide legislation that reduces barriers to new construction and that incentivizes development near transit corridors and stations • Support local jurisdictions in the establishment of Enhanced Infrastructure Financing Districts (EIFDs), Community Revitalization and Investment Authorities (CRIAs), or other tax increment or value capture tools to finance sustainable infrastructure and development projects, including parks and open space • Work with local jurisdictions/communities to identify opportunities and assess barriers to implement sustainability strategies • Enhance partnerships with other planning organizations to promote resources and best practices in the SCAG region • Continue to support long range planning efforts by local jurisdictions • Provide educational opportunities to local decisions makers and staff on new tools, best practices and policies related to implementing the Sustainable Communities Strategy	**Placemaking, Priority Growth Areas (PGA), Job Centers, High Quality Transit Areas (HQTAs), Transit Priority Areas (TPA), Neighborhood Mobility Areas (NMAs), Livable Corridors, Spheres of Influence (SOIs), Green Region, Urban Greening.**	proposed project would be located close to bus stops, which would promote alternative modes of transportation. The project would include common and private outdoor areas with landscaped planters, trees, and seating. Further, the project would comply with sustainable practices included in the CALGreen Code and 2022 Title 24 standards. Thus, the project would be consistent with this reduction strategy.
Promote a Green Region		
• Support development of local climate adaptation and hazard mitigation plans, as well as project implementation that improves community resiliency to climate change and natural hazards • Support local policies for renewable energy production, reduction of urban heat islands and carbon sequestration • Integrate local food production into the regional landscape • Promote more resource efficient development focused on conservation, recycling and reclamation • Preserve, enhance and restore regional wildlife connectivity • Reduce consumption of resource areas, including agricultural land • Identify ways to improve access to public park space	**Green Region, Urban Greening, Greenbelts and Community Separators.**	**Consistent.** The proposed project involves development of a residential community on an undeveloped, vacant lot with disturbed, ruderal vegetation, as well as scattered trees and shrubs, and would therefore not interfere with regional wildlife connectivity or concert agricultural land. The project would comply with CALGreen Code and exceed 2022 Title 24 standards by 10 percent, which would help reduce energy consumption and reduce GHG emissions. Thus, the project would support efficient development that reduces energy consumption and GHG emissions. The project would be consistent with this reduction strategy.
Source: Southern California Association of Governments, *2020-2045 Regional Transportation Plan/Sustainable Communities Strategy – Connect SoCal*, September 3, 2020.		

Consistency with the City of Redlands General Plan and Climate Action Plan

The City adopted both the General Plan and CAP on December 5, 2017. The CAP has been prepared concurrently with the updated General Plan, reflecting the City's most current land use and transportation strategy, and GHG implications of various General Plan's goals and principles. The CAP is designed to provide discrete actions to operationalize the General Plan policies that help with GHG reduction. As demonstrated in Table 4.8-4, *Consistency with the City of Redlands General Plan and Climate Action Plan*, the project is consistent with the goal(s) related to GHG emissions reduction in the General Plan and Climate Action Plan. Additionally, the project would not exceed the Year 2030 emissions target of 6.0 $MTCO_2e$ per capita per year, refer to Table 4.8-1.

Table 4.8-4
Consistency with the City of Redlands General Plan and Climate Action Plan

Goals/Principles	Project Consistency
General Plan Sustainable Community Element	
Goal: Serve as an environmental steward; ensure that residents enjoy clean air and water; make efficient use of energy, water, and land resources; and grow in a manner in which increased population does not negatively impact resources. • Principle 8-P.8: Promote sustainability by reducing the community's greenhouse gas (GHG) emissions and festering green development patterns- including buildings, sites, and landscapes. • Principle 8-P.9: Undertake initiatives to enhance sustainability by reducing the community's GHG emissions.	**Consistent.** The proposed project would involve a residential development on an undeveloped land. The proposed project would exceed the 2022 Title 24 Building Energy Efficiency Standards by 10 percent. The project would promote alternative mode of transportation by installing a raceway in each home to be EV capable. As such, the project would ensure that the increased population associated with the proposed project would not negatively impact resources. The project would be consistent with the goal.
Climate Action Plan	
The climate action plan aims to reduce GHG emissions by reducing VMT through the following categories: bikeway system improvements, pedestrian improvements and increased connectivity, traffic calming, parking facilities and policies, transportation improvement.	**Consistent.** The project site is in an urbanized area and within walking and biking distance of existing residential and commercial developments. Additionally, the proposed project is located within a mile of OmniTrans bus stops. The project would also be complied with Title 24 and CalGreen Code, which would be required to be EV ready. As such, the project would be consistent with CAP reduction measures.
Sources: 1. City of Redlands, *City of Redlands General Plan*, *Chapter 8, Sustainable Community*, December 5, 2017. 2. City of Redlands, *City of Redlands Climate Action Plan*, adopted December 5, 2017.	

Conclusion

In summary, the project's characteristics render it consistent with Statewide, regional, and local climate change mandates, plans, policies, and recommendations. More specifically, the GHG plan consistency analysis provided above demonstrates that the project complies with the regulations and GHG reduction goals, policies, actions, and strategies outlined in the 2022 Scoping Plan, 2020-2045 RTP/SCS, and the City's General Plan and CAP. Consistency with these plans would reduce the impact of the project's incremental contribution of GHG emissions. Accordingly, the project would not conflict with any applicable plan, policy, regulation, or recommendation adopted for the purpose of reducing GHG emissions. Impacts in this regard would be less than significant.

***Mitigation Measures*:** No mitigation measures are required.

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4.9 Hazards and Hazardous Materials

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		✓		
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?		✓		
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✓
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?			✓	
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?		✓		
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				✓

This section is primarily based upon the following technical studies, provided in Appendix F1, *Phase I/II ESA (APN 0167-061-01)* and Appendix F2, *Phase I/II ESA (APN 0167-061-03).*

- *Phase I Environmental Site Assessment and Limited Phase II Site Assessment*, *10±-Acre Parcel of Agricultural Land, Assessor Parcel Number (APN) 0167-061-01, 1160 W. Pioneer Avenue East of 210 Freeway and North of Domestic Avenue, City of Redlands, San Bernardino County, California,* prepared by Petra Geosciences, Inc., dated September 10, 2021; and

- *Phase I Environmental Site Assessment and Limited Phase II Site Assessment, 5±-Acre Parcel of Agricultural Land, Assessor Parcel Number (APN) 0167-061-03, Site East of 1160 W. Pioneer Avenue, City of Redlands, San Bernardino County, California*, prepared by Petra Geosciences, Inc., dated May 11, 2022.

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact. Exposure of the public or the environment to hazardous materials could occur through improper handling or use of hazardous materials or hazardous wastes particularly by untrained personnel, a transportation accident, environmentally unsound disposal methods, or fire, explosion, or other emergencies. The

severity of potential effects varies with the activity conducted, the concentration and type of hazardous material or wastes present, and the proximity of sensitive receptors.

Construction

Project construction could expose construction workers and the public to temporary hazards related to the transport, use, and maintenance of construction materials (i.e., oil, diesel fuel, and transmission fluid), and/or import/export of soils. Project construction activities would be compliant with the applicable laws and regulations governing the use, storage, and transportation of hazardous materials/waste, ensuring that potentially hazardous materials are used and handled in an appropriate manner. Impacts concerning the routine transport, use, or disposal of hazardous materials during project construction would be less than significant.

Operations

Hazardous materials are not typically associated with single-family residential uses. Anticipated hazardous materials use may include cleaning products and the use of pesticides and herbicides for landscape maintenance. Compliance with applicable laws and regulations governing the use, storage, and transportation of hazardous materials would ensure that potentially hazardous materials are used and handled in an appropriate manner, and would minimize the potential for safety impacts to occur. As such, impacts concerning the routine transport, use, or disposal of hazardous materials during project operations would be less than significant.

Mitigation Measures: No mitigation measures are required.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less Than Significant Impact with Mitigation Incorporated. One of the means through which human exposure to hazardous substance could occur is through accidental release. Incidents that result in an accidental release of hazardous substance into the environment can cause contamination of soil, surface water, and groundwater, in addition to any toxic fumes that might be generated. If not cleaned up immediately and completely, the hazardous substances can migrate into the soil or enter a local stream or channel causing contamination of soil and water. Human exposure of contaminated soil, soil vapor, or water can have potential health effects on a variety of factors, including the nature of the contaminant and the degree of exposure.

Construction

During project construction, there is a possibility of accidental release of hazardous substances such as petroleum-based fuels or hydraulic fluids used for construction equipment. The level of risk associated with the accidental release of hazardous substances is not considered significant due to the small volume and low concentration of hazardous materials utilized during construction. As required by various State laws, the construction contractor is required to use standard construction controls and safety procedures that would avoid and minimize the potential for accidental release of such substances into the environment. Standard construction practices would be observed such that any materials released are appropriately contained and remediated as required by local, State, and Federal law.

Construction activities could also result in accidental conditions involving existing on-site contamination. The following analysis considers current and past uses of the project site and its vicinity, which may have resulted in existing on-site soil and/or groundwater contamination, of which could cause accidental conditions during site disturbance activities.

Phase I/II ESA Results

Based on the Phase I/II ESA reports prepared for the project, the project site is located within the boundaries of an existing groundwater plume, which is considered a recognized environmental condition (REC). In addition, contaminated soils due to past agricultural uses exist on a portion of the project site (APN 0167-061-03). Specifically, the Phase I/II ESA reports found the following in connection with the project site:

- The project site is located within the Crafton-Redlands Plume boundary, a groundwater plume with known trichloroethylene (TCE) contamination. The Phase I/II ESA reports identify this as a Controlled REC (CREC).[30]

- The project site was used for cultivated groves since at least 1930 until sometime between/during 1994 and 2002. Sometime between/during 1994 and 2002 the groves have been removed from the site and the site has remained vacant land to present. Therefore, the potential for soil contamination as a result of past agricultural uses exists on-site and two Limited Phase II Assessments were conducted, which revealed one composite sample, hand-auger (HA)-5 and HA-6 at a depth of 0.5 feet, was reported at 2.1 milligrams per kilogram (mg/kg), which is slightly above the U.S. Environmental Protection Agency (USEPA) Region 9 Regional Screening Level (RSL) of 2.0 mg/kg for Organochloride Pesticides (OCPs) in residential use soils; specifically, 1,1-Dichloro-2,2-bis(p-chlorophenyl)ethylene (DDE).

The following analysis evaluates potential environmental impacts from the RECs identified in the Phase I/II ESA reports.

Crafton-Redlands Groundwater Plume

The project site is located within the Crafton-Redlands Plume boundary, a groundwater plume with known TCE contamination. Strict definition of the Crafton-Redlands plume warrants it to be labeled as a CREC; however, based on 2015 and 2016 measured depths to groundwater (greater than 100-200 feet below grade [fbg]), the concentrations of contaminants are reported to be sufficiently low (below Maximum Contaminant Levels [MCLs]) in close proximity to the site) as to not present a health risk to future residents. As a result, the plume underlying the site is considered a de minimis condition.

Former Agricultural Use

According to the Phase I/II ESA reports, historic aerial photographs, historical topographical maps, and the City directory indicate that the project site was used for agricultural practices since at least 1930 until sometime between/during 1994 and 2002. Two separate Limited Phase II Assessments were conducted (one for each project parcel), with soil sampling to determine the extent of possible soil contamination based on the site's former agricultural use.

Limited Phase II Assessment for APN 0167-061-01 (dated September 10, 2021)

During the field investigation of this portion of the project site, ten (10) discreet and two (2) duplicate soil samples were collected at a depth of 0.5 foot below ground surface and laboratory-tested. OCPs were detected in the soil samples; specifically, 4,4'-DDE was present. Although OCP 4,4'-DDE was detected, laboratory testing determined it was at levels below the USEPA Region 9 RSL and would not present a risk to human health. In addition, arsenic was not detected above the laboratory detection limit. Thus, the results of the investigation determined that soil at the project site is not significantly impacted with OCPs or Arsenic. Impacts would be less than significant in this regard.

[30] Controlled recognized environmental conditions (CREC'S) are defined by the American Society of Testing and Materials (ASTM) Practice E 1527-13 as a recognized environmental condition resulting from the past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (i.e., as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

Limited Phase II Assessment for APN 0167-061-03 (dated May 11, 2022)

During the field investigation of this portion of the project site, 10 hand-auger borings were advanced to a depth of 1.5 feet below ground surface and laboratory-tested. The results of laboratory testing are summarized below.

- Four composite samples and one duplicate composite sample contained concentrations of 4-4'DDE that ranged from 0.345 milligrams per kilograms (mg/kg) to 1.4 (mg/kg). These detectable concentrations of DDE were found to be below the USEPA Region 9 RSL of 2.0 mg/kg for DDE in residential use soils.

- One composite sample, HA-5 and HA-6 at a depth of 0.5 ft., was reported at 2.1 mg/kg, which is slightly above the USEPA Region 9 RSL of 2.0 mg/kg for DDE in residential use soils.

- Three of the five composite samples (and one duplicate) contained concentrations of 1,1,1-Trichloro-2,2-bis(4-chlorophenyl) ethane (4-4'DDT) that ranged from 0.056 mg/kg to 0.342 (mg/kg). Two of the composite samples reported a non-detect result, or below the Acceptable Detection Limit (ADL) of the test method of 0.001 mg/kg. All detectable concentrations of DDT were found to be below the USEPA Region 9 RSL of 1.9 mg/kg for DDT in residential use soils.

No other OCP analytes were reported at concentrations above the ADL. In addition, arsenic was not detected above the laboratory detection limit.

Thus, the results of the investigation determined that soils at this portion of the project site are significantly impacted with OCPs, and as such, mitigation is required to reduce this impact. Implementation of Mitigation Measure HAZ-1, which requires preparation of a Soil Management Plan, and Mitigation Measure HAZ-2, which requires excavation of the existing contaminated soils on-site, would reduce impacts to a less than significant level.

Operations

Refer to Response 4.9(a) for a description of impacts related to project operations. Upon adherence to existing regulations related to hazards and hazardous materials safety, impacts pertaining to the potential for accidental conditions during project operations would be less than significant and no mitigation is required.

Mitigation Measures:

HAZ-1 **Soil Management Plan.** Prior to issuance of a grading permit, a Soil Management Plan (SMP) shall be prepared by a qualified environmental professional with Phase II/Site Characterization experience. The SMP shall be approved by the City and made available by the project Applicant to the contractor and the City Engineer for use during grading activities. The SMP shall include guidelines for safety measures and soil management in the event that soils are to be disturbed, and for handling soil during any planned earthwork activities. The SMP shall also include a decision framework and specific risk management measures for managing soil, including any soil import/export activities, in a manner protective of human health and consistent with applicable regulatory requirements.

As part of this SMP, all excavation activities shall be documented daily using digital photography. In addition, the sides and the bottom of the excavation areas of concern shall be appropriately logged on scaled paper. Observed materials, including an estimate of the quantity observed, and PID and dust monitor readings shall be recorded on the Daily Field Record and/or the Direct Reading Log.

If the results of the stockpile samples show no contamination, or detected concentrations of chemicals within acceptable regulatory limits for residential uses, then the soil may be redistributed within the excavation. If soil is deemed contaminated, then it shall be disposed of off-site at an approved landfill facility. Should any soils be imported or exported at an off-site location, a Phase II/Site Characterization Specialist shall verify that all imported/exported soils are not contaminated with hazardous materials above regulatory thresholds. If import/export soils are determined to be contaminated above regulatory thresholds, the Phase II/Site Characterization Specialist would recommend proper handling, use, and/or disposal of these soils.

HAZ-2 **Removal of Organochloride Pesticides (OCP) Contaminated Soils**. Prior to site grading activities, the project Applicant shall submit documentation as proof, to the City Engineer, that the OCP-impacted soils at the project site have been excavated and disposed of at a licensed facility with confirmation sampling to show that all remaining soil OCP concentrations are below applicable regulatory screening thresholds for residential uses. The excavation, transport, and disposal of all OCP-impacted soils from the project site shall occur in accordance with applicable Federal, State, and/or local regulations. In no event shall the project Applicant proceed with site grading activities at any location on the site where OCP contamination is found to be present above regulatory thresholds for residential use.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less Than Significant Impact with Mitigation Incorporated. There is an existing school within 0.25-mile of the project site; specifically, Citrus Valley High School is located immediately adjacent to the site. The proposed project would involve soil remediation activities that may require the handling of hazardous materials at the project site and the transport of contaminated materials off-site to an approved landfill facility during project construction. These activities would be required to comply with Federal, State, and local laws and regulations regarding the handling and transport of hazardous materials. During project operations, the proposed residential dwellings do not typically involve the handling of hazardous materials or hazardous emissions in reportable quantities. Additionally, Mitigation Measures HAZ-1 and HAZ-2 would include removal of contaminated soils and precautionary measures involving soil management during grading.

With compliance with Federal, State, and local laws and regulations as well as implementation of Mitigation Measures HAZ-1 and HAZ-2, project construction and operations are not anticipated to result in adverse impacts involving the handling of hazardous materials, substances, or waste within the vicinity of Citrus Valley High School. As such, impacts in this regard would be reduced to less than significant levels.

Mitigation Measures: Refer to Mitigation Measures HAZ-1 and HAZ-2.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact. Government Code Section 65962.5 requires the Department of Toxic Substances Control (DTSC) and State Water Resources Control Board (SWRCB) to compile and update a regulatory sites list (pursuant to the criteria of the Section). The California Department of Health Services is also required to compile and update, as appropriate, a list of all public drinking water wells that contain detectable levels of organic contaminants and that are subject to water analysis pursuant to Health and Safety Code Section 116395. Government Code Section 65962.5 requires the local enforcement agency, as designated pursuant to Section 18051 of Title 14 of the California Code of Regulations,

to compile, as appropriate, a list of all solid waste disposal facilities from which there is a known migration of hazardous waste.

According to the Phase I/II ESA reports prepared for the project, the project site is not listed pursuant to Government Code Section 65962.5. No impact would result in this regard.

Mitigation Measures: No mitigation measures are required.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

Less Than Significant Impact. The project site is located between two public airports. San Bernardino International Airport is located 1.5 miles to the northwest and Redlands Municipal Airport is located 2.6 miles to the east. As shown on Exhibit 6, *Updated ALUCP Safety Zones*, of the 2015 Redlands Municipal Airport Land Use Compatibility Plan Review, the project site is located outside the Redlands Municipal Airport Influence Area. Further, as shown in Figure 7-7, *Airport Hazards*, of the City of Redlands General Plan 2035, the project site lies outside of the Runway Protection Zone; Approach/Departure Zone; Extended Approach/Departure Zone; or other Airport Environ area. The site is also not located within the 60 CNEL airport noise contour, and is not within an Area of Special Compatibility Concern.

Therefore, based on the project site's location, the project would not result in a safety hazard or excessive noise for people residing in project area. This impact would be less than significant.

Mitigation Measures: No mitigation measures are required.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact with Mitigation Incorporated. Relevant emergency response or emergency evacuation plans include the San Bernardino County Emergency Operations Plan and, to the extent that they mitigate potential disasters in the City of Redlands and vicinity, the Redlands Hazards Mitigation Plan (HMP) and the San Bernardino County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP).The San Bernardino County MJHMP is regional plan that provides measures for reducing and/or eliminating risk in the unincorporated area of the County and its five Special Districts.

As indicated in Section 4.17, *Transportation*, the project does not propose changes to the City's circulation system, such as sharp curves or dangerous intersections, and would not introduce incompatible uses to area roadways. Access to the site would be provided via two entry points: one from West Pioneer Avenue and one from West Domestic Avenue. The Redlands Fire Department would review the proposed vehicular circulation network against the Department's requirements related to fire access and turning radius requirements. Further, should partial or full lane closures be required as part of project construction activities, implementation of a Traffic Management Plan (TMP) would minimize congestion and ensure safe travel, including emergency access in the project vicinity; refer to Mitigation Measure TRA-1. As such, project implementation would not interfere with the implementation of an emergency response plan or emergency evacuation plan. With implementation of Mitigation Measure TRA-1, impacts would be reduced to a less than significant level.

Mitigation Measures: Refer to Mitigation Measure TRA-1 in Section 4.17.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No Impact. According to the California Department of Forestry and Fire Protection's Fire Hazard Severity Zone Map Viewer, the project site is not designated as being within a fire hazard severity zone in the State or Local Responsibility Area.[31] In the event of a fire, adequate access and circulation for fire trucks would be provided through the proposed neighborhood. Access to the site would be provided via two entry points: one from West Pioneer Avenue and one from West Domestic Avenue, with access available to all of the through streets within the development. As a result, project implementation would not result in exposure of people or structures to a significant risk of loss, injury, or death involving wildland fires. No impact would occur.

Mitigation Measures: No mitigation is required.

[31] California Department of Forestry and Fire Protection, *FHSZ Viewer*, https://egis.fire.ca.gov/FHSZ/, accessed June 3, 2023.

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4.10 Hydrology and Water Quality

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			✓	
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			✓	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
1) Result in substantial erosion or siltation on- or off-site?			✓	
2) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			✓	
3) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			✓	
4) Impede or redirect flood flows?			✓	
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				✓
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			✓	

The information presented in this analysis is based on the *Preliminary Drainage Report for Pioneer Avenue Tentative Tract No. 20528* (Drainage Report), prepared by Huitt-Zollars, Inc. (November 10, 2022); refer to Appendix G1, and the *Preliminary Water Quality Management Plan for Pioneer Avenue Redlands, Tentative Tract No. 20528* (WQMP), prepared by Huitt-Zollars, Inc. (November 10, 2022), refer to Appendix G2.

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less Than Significant Impact. As part of Section 402 of the Clean Water Act, the EPA established regulations under the National Pollutant Discharge Elimination System (NPDES) program to control direct stormwater discharge. In California, the State Water Resources Control Board (SWRCB) administers the General Construction Permit under the NPDES permitting program and is responsible for developing NPDES permitting requirements. The SWRCB works in coordination with the Regional Water Quality Control Boards (RWQCBs) to preserve, protect, enhance, and restore water quality. The City lies within the Santa Ana RWQCB.

Construction

Typical construction activities would require the use of gasoline- and diesel-powered heavy equipment, such as backhoes, water pumps, bulldozers, and air compressors. Chemicals such as gasoline, diesel fuel, lubricating oil, hydraulic oil, lubricating grease, automatic transmission fluid, paints, solvents, glues, and other substances would also

likely be used during construction. An accidental release of any of these substances could degrade surface water runoff quality and contribute additional sources of pollution to the existing drainage system. Therefore, small quantities of pollutants have the potential to enter the storm drainage system during project construction and degrade water quality. In general, construction-related impacts to water quality could occur in the following periods of activity:

- During the earthwork and construction phase, when the potential for erosion, siltation, and sedimentation would be the greatest; and

- Following construction, before the establishment of ground cover, when the erosion potential may remain relatively high.

Because development of the project would disturb more than one acre of soil, construction activities would be required to obtain coverage under the NPDES General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities requirements (and all subsequent revisions and amendments). To demonstrate compliance with NPDES requirements, a Notice of Intent must be prepared and submitted to the SWRCB, providing notification and intent to comply with the Construction General Permit. The Construction General Permit also requires that non-stormwater discharges from construction sites be eliminated or reduced to the maximum extent practicable, a stormwater pollution prevention program (SWPPP) that governs construction activities for the project be developed, and routine inspections be performed of all stormwater pollution prevention measures and control practices being used at the site, including inspections before and after storm events. Permittees must verify compliance with permit requirements by monitoring their effluent, maintaining records, and filing periodic reports.

The SWPPP would include a site map showing the construction site perimeter, proposed buildings, lots, roadways, stormwater collection and discharge points, general topography both before and after construction, and drainage patterns. The SWPPP would identify the BMPs that would be used to protect stormwater runoff and the placement of those BMPs. The SWPPP would also identify a visual monitoring program, a chemical monitoring program for "nonvisible" pollutants to be implemented if there is a failure of BMPs. Upon completion of construction, a Notice of Termination would be submitted to the SWRCB to indicate that construction has been completed.

The City of Redlands enforces application of water quality BMPs through Municipal Code Chapter 13.54, *Storm Drains*. Specifically, Municipal Code Section 13.54.180, *Best Management Practices*, requires that all new construction use BMPs to prevent the discharge of pollutants to the maximum extent practicable. According to the Municipal Code, examples of suitable BMPs may be found in the California Stormwater Quality Association (CASQA) *Stormwater Best Management Practice Handbook*, and the City of Redlands' *Storm Water Guidance Handbook*.

Pursuant to Redlands Municipal Code Section 15.54.160, *Irrigation Audit, Irrigation Survey, And Irrigation Water Use Analysis*, new development or development projects shall implement stormwater management practices to minimize runoff and increase infiltration. The City of Redlands Municipal Utilities and Engineering Department (MUED) would review and approve BMPs contained in the SWPPP to be implemented to reduce the discharge of pollutants during construction. The SWPPP shall identify erosion control BMPs to minimize pollutant discharges during construction activities. These identified BMPs would include stabilized construction entrances, sand bagging, designated concrete washout, tire wash racks, silt fencing, and curb cut/inlet protection. Compliance with Redlands Municipal Code Section 15.54.160, as well as NPDES requirements, would reduce construction-related impacts to water quality to less than significant.

Operations

Long-term impacts to water quality occur when impacts related to urban runoff increase due to project operations. A reduction of permeable surfaces would be considered a water quality impact, as permeable surfaces allow for rain and runoff to infiltrate into the ground. Infiltration both reduces the amount of flow that is capable of washing off additional

pollutants and filter water removing potential pollutants. These changes have the potential to affect long-term water quality. The project involves construction of 117 single-family residences and associated hardscapes. Project implementation would result in a reduction of permeable surfaces, since vacant land would be replaced with residential uses. Thus, the water quality issues of concern would involve urban runoff associated with the new land uses.

With compliance with existing Federal, State, and local regulations related to water quality, implementation of BMPs included in the project construction SWPPP, and implementation of design recommendations included in the project's *Drainage Report*, the project would result in less than significant impacts to water quality resulting from project operation. The proposed project would not generate hazardous wastewater that would require any special waste discharge permits. All wastewater associated with the project's interior plumbing systems would be discharged into the local sewer system for treatment at the regional wastewater treatment plant. Impacts would be less than significant with implementation of required BMPs and design recommendations, as enforced through Municipal Code Chapter 13.54.

Mitigation Measures: No mitigation measures are required.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less Than Significant Impact. The proposed project would increase impervious surfaces at the project site compared to existing conditions. However, implementation of the proposed project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project impedes sustainable groundwater management of the basin. According to the Geotechnical Evaluation prepared for the project, groundwater was not encountered in the borings to the maximum explored depth of approximately 56.5 feet below grade. In addition, the California Department of Water Resources website indicates that recent groundwater levels since 1990 in the nearby area are greater than 130 feet below ground surface. Groundwater may have been as shallow as 55 feet back in the 1940's, however, it is highly unlikely groundwater levels would rise to those previous elevations in the future; refer to Appendix E, *Geotechnical Evaluation*. Further, the project site is not currently used for groundwater extraction or groundwater recharge.

The City of Redlands MUED provides local water service in the City and would serve the proposed project. The City of Redlands is an implementing agency of the 2020 San Bernardino Valley Integrated Regional Urban Water Management Plan (UWMP), adopted in June 2021. The UWMP provides a summary of water supply sources for the area, as well as management strategies to meet targets for future water use, including groundwater supply. Domestic water supplies from this service provider are reliant on four sources: purchased imported water (from the State Water Project); groundwater (from the Bunker Hill Subbasin and Yucaipa Subbasin); surface water (from the Mill Creek Watershed and Santa Ana River Watershed); and recycled water (from the City's wastewater treatment plant).

The project involves development of 117 single-family residential units, which would result in increased water consumption, placing greater demands on groundwater supplies. However, the project would not substantially decrease groundwater supplies such that it would impede sustainable groundwater management of the basin. Based on the UWMP, the long-term analysis of the groundwater table during average years and dry years indicates that the supply will still be capable of meeting the City's demand through 2040. To maximize the use of local water resources and reduce dependence on imported water supplies, the City has established conservation pricing methods, based on the cost of providing service to each customer, developed water loss management programs and increased public education on demand management. The region has also taken steps to increase supply reliability by recharging current imported water supplies during wet years to enhance groundwater supplies for use in dry years. Continued compliance with these strategies would ensure that future development in the City occurs in a sustainable manner with regard to groundwater supply and does not outpace the ability to provide sufficient water supply to residents.

According to the City's General Plan Sustainable Community Element, the City has recently seen a substantial drop in overall and per capita water use as compared to historical levels a result of ongoing conservation measures. The General Plan contains principles and actions aimed at further implementing water conservation measures throughout the planning horizon. Compliance with these principles and actions would further reduce the project's impacts to groundwater supplies. Therefore, a less than significant impact would occur with project implementation.

Mitigation Measures: No mitigation measures are required.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

1) Result in substantial erosion or siltation on- or off-site?

Less Than Significant Impact. The project proposes to develop a residential community with associated landscaping on a site that is currently vacant land. Construction and operation of the proposed project would increase the net area of impermeable surfaces on the site. Onsite runoff from the project area, including areas associated with a portion of the proposed public street improvements of Domestic Avenue, would be captured by on-site storm drain inlets and conveyed to an on-site detention basin, which would allow infiltration of the low impact development (LID) design capture volume. The infiltration system design would be constructed by the project civil engineer, in compliance with City guidelines. Once construction of the project is completed, the project would consist of impervious surfaces and landscaping, and therefore the development would not be subjected to substantial erosion. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

2) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

Less Than Significant Impact. The development of 117 single-family residences and associated hardscapes would change drainage patterns and increase the amount of impermeable surfaces on the project site, which would in turn increase runoff volumes entering the City's storm water collection system. However, an on-site detention basin is proposed to mitigate increases in storm water runoff leaving the site. The off-site existing flow patterns would be retained.

All on-site storm water would be captured in accordance with Santa Ana RWQCB Order Number R8-2010-0033, National Pollutant Discharge Elimination System Permit No. CAS618033, also known as the Municipal Separate Storm Sewer System or MS4 permit. Thus, as the proposed storm drain system would meet MS4 permit requirements, impacts concerning on- or off-site flooding would be less than significant.

Mitigation Measures: No mitigation measures are required.

3) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Less Than Significant Impact. As discussed in Response 4.10(c)(2), although the proposed project would involve an increase in impervious surfaces, the project's proposed storm drain system would ensure the project's peak flow rate does not exceed the MS4 requirements. Therefore, the proposed project is not anticipated to exceed the capacity of an existing or planned stormwater drainage system. As stated in Response 4.10(a), operations of the proposed project would be subject to compliance with NPDES requirements and Redlands Municipal Code Section 15.54.160, *Irrigation Audit, Irrigation Survey, And Irrigation Water Use Analysis,* in order to reduce long-term water quality impacts to less

than significant levels. Therefore, project implementation is not anticipated to create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Impacts would be less than significant in this regard.

Mitigation Measures: No mitigation measures are required.

4) Impede or redirect flood flows?

Less Than Significant Impact. Refer to Responses 4.10(c)(2) and 4.10(d).

Mitigation Measures: No mitigation measures are required.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No Impact.

The project site is not located near any large inland bodies of water and is more than 50 miles from the Pacific Ocean, a condition that precludes inundation by tsunami. According to the General Plan's Flood Hazard Map (General Plan Figure 7-3), the project site is not located within a flood zone or a dam inundation area. Therefore, since the project site is not at risk for flood hazards, tsunami or seiche, there would be no impact relative to the risk of release of pollutants due to project inundation.

Mitigation Measures: No mitigation measures are required.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact. The 2014 Sustainable Groundwater Management Act requires local public agencies and groundwater sustainability agencies in high- and medium-priority basins to develop and implement groundwater sustainability plans or prepare an alternative to a groundwater sustainability plan (GSP). The project site is located within the Upper Santa Ana Valley – San Bernardino Basin, which is ranked as a "very low" priority basin.[32] Therefore, development of a GSP or an approved GSP alternative is not required.

As discussed, the project would be required to comply with NPDES and Municipal Code requirements regarding protection of water quality and thus would not conflict with the Management Plan. Further, the project would not substantially deplete groundwater supplies or interfere with groundwater recharge. As such, upon compliance with all applicable regulations, the proposed project is not anticipated to conflict with or obstruct implementation of the Management Plan.

The project site is located within the Santa Ana RWQCB. The Santa Ana RWQCB manages surface waters through implementation of its *Water Quality Control Plan for the Santa Ana River Basin* (Basin Plan). Basin Plan Chapter 2, *Plans and Policies*, includes a number of water quality control plans and policies adopted by the SWRCB that apply to the Santa Ana RWQCB. Basin Plan Chapter 4, *Water Quality Objectives*, includes specific water quality objectives according to waterbody type (i.e., ocean waters, enclosed bays and estuaries, inland surface waters, and groundwaters. As concluded under Responses 4.10(a) and 4.10(b), the project would result in less than significant impacts to surface water quality and groundwater quality following conformance with applicable regulations. Less than significant impacts would occur in this regard.

[32] California Department of Water Resources, *SGMA Basin Prioritization Dashboard*, https://gis.water.ca.gov/app/bp-dashboard/final/, accessed June 6, 2023.

Mitigation Measures: No mitigation measures are required.

4.11 Land Use and Planning

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?				✓
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			✓	

a) Physically divide an established community?

No Impact. The factors that could physically divide a community are generally large, linear infrastructure projects including, but are not limited to construction of major highways or roadways; construction of storm channels; closing bridges or roadways; and construction of utility transmission lines.

The key factor with respect to this question is creating physical barriers that change the connectivity between areas of a community to the extent that persons are separated from other areas of the community. As indicated in Section 2.0, *Project Description*, the project site is currently vacant and is surrounded by vacant, agricultural, and public/institutional uses. The project does not propose to construct any major off-site infrastructure, utilities, or roadways that could physically divide an established community within the project site or the immediate vicinity. No changes to the connectivity of the surrounding area are proposed that would separate persons from other areas of the community. Therefore, no impacts would occur in this regard.

Mitigation Measures: No mitigation measures are required.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant Impact. The project site has a General Plan land use designation of Commercial/Industrial, and a zoning designation of Industrial (EV-SRP). The project would require a General Plan Amendment to change the site's designation to Medium Density Residential, which allows for densities of 8 to 15 dwelling units per acre (du/ac). The project would also require a Zone Change to Specific Plan No. 64 (Bergamot Specific Plan), and a Specific Plan Amendment to incorporate the project site in the Bergamot Specific Plan boundary. The Bergamot Specific Plan was adopted by the City on October 5, 2021. It was developed to produce a cohesive, unified development sensitive to the project site and surrounding area through the integration of special buffer treatments, architectural theming, placement of structure, and the integration of passive and active open space and recreational uses.[33]

The proposed project, involving a Zone Change to Specific Plan No. 64 (Bergamot Specific Plan) and a Specific Plan Amendment to include the project site within the Bergamot Specific Plan boundary, aligns with the City of Redlands General Plan. This alignment is achieved by fostering urban development and land use patterns that are consistent with the City's long-term vision for sustainable growth and efficient land utilization, as outlined in the General Plan. By integrating the project site into the Bergamot Specific Plan, the project embraces the City's established planning

[33] City of Redlands, Bergamot Specific Plan, https://www.cityofredlands.org/sites/main/files/file-attachments/bergamot-specific_plan.pdf?1646188068, adopted October 5, 2021.

framework and promotes a balanced blend of land uses that adhere to the overarching goals and policies of the City of Redlands General Plan.

The project as proposed would allow for development of 117 two-story motor court homes distributed along two new public streets ("Street A" and "Street B") on the 14.62-acre site; refer to Exhibit 3, *Conceptual Site Plan*. Proposed density would be approximately 8 du/ac.

With City approval of the GPA and rezone, the proposed use of the subject site to support motor court homes would be consistent with the General Plan, Bergamot Specific Plan, and Municipal Code. Further, as noted, the project would require a Specific Plan Amendment to add the project site into the Bergamot Specific Plan area. The proposed use of motor homes would be consistent with intended development for the Specific Plan area, which includes development of an estimated 120 single-family motor court homes within Neighborhood Three. Design measures identified as part of the Specific Plan (i.e., buffer treatments, architectural theming, placement of structure, and the integration of passive and active open space and recreational uses) would further ensure that the proposed motor home uses are compatible with applicable land use plans and policies.[34]

Further, the project's design would be reviewed and approved by the City during the development review process. This process would verify that the project's design is compatible with development in the surrounding vicinity and that it is consistent with applicable zoning regulations. As such, the project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

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[34] City of Redlands, Bergamot Specific Plan, https://www.cityofredlands.org/sites/main/files/file-attachments/bergamot-specific_plan.pdf?1646188068, adopted October 5, 2021.

4.12 Mineral Resources

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?			✓	
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?

Less than Significant Impact. According to the General Plan, The Santa Ana Wash adjoining Redlands contains high quality construction aggregates that have been mined since the 1920s. The City is required by the Surface Mining and Reclamation Act of 1975 (SMARA) to incorporate mapped designations of mineral resource zones within the General Plan. Figure 6-4, Mineral Resources, from the Vital Environment chapter of the General Plan shows mineral land classifications and designated aggregate resource sectors as identified by the California Geological Survey (CGS), including Mineral Resource Zones (MRZs).[35]

Figure 6-4 shows that the project site is located within an area designated as MRZ-2. The General Plan states that the MRZ-2 classification identifies areas where geologic data indicate that significant PCC-Grade aggregate resources are present. As discussed throughout this IS/MND, historical uses of the project site included agricultural uses, and have not included mineral extraction. The project site does not currently support mineral extraction and the project does not propose mineral extraction activities. Furthermore, General Plan Policy Action 6-A.32 states that surface mining permits be denied where unmitigated adverse impacts would be significantly greater than at alternative locations within the San Bernardino Production-Consumption Region. The site is located directly adjacent to Citrus Valley High School, which would be impacted significantly if the site were to be utilized for the mining of construction aggregate. Therefore, the City's General Plan designation and zoning classification do not permit mining activities on the project site. Therefore, impacts involving the loss of a valuable mineral resource would be less than significant.

Mitigation Measures: No mitigation measures are required.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. Refer to Response 4.12(a).The project site is not utilized as a mineral resource recovery site. Therefore, the project would not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. No impact would occur in this regard.

Mitigation Measures: No mitigation measures are required.

[35] Mining and Geology Board, California Department of Conservation, *Guidelines for Classification and Designation of Mineral Lands*, https://www.conservation.ca.gov/smgb/guidelines/documents/classdesig.pdf.

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4.13 Noise

Would the project result in:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✓	
b. Generation of excessive groundborne vibration or groundborne noise levels?			✓	
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			✓	

This section is primarily based upon the *Noise Impact Analysis Tentative Tract Map No. 20528 Residential Project, City of Redlands* (Noise Study) prepared by Vista Environmental on August 2, 2023. This study is provided in Appendix H, *Noise Study*.

Sound is mechanical energy transmitted by pressure waves in a compressible medium such as air and is characterized by both its amplitude and frequency (or pitch). The human ear does not hear all frequencies equally. In particular, the ear de-emphasizes low and very high frequencies. To better approximate the sensitivity of human hearing, the A-weighted decibel scale (dBA) has been developed. On this scale, the human range of hearing extends from approximately 3 dBA to around 140 dBA.

Noise is generally defined as unwanted or excessive sound, which can vary in intensity by over one million times within the range of human hearing; therefore, a logarithmic scale, known as the decibel scale (dB), is used to quantify sound intensity. Noise can be generated by a number of sources, including mobile sources such as automobiles, trucks, and airplanes, and stationary sources such as construction sites, machinery, and industrial operations. Noise generated by mobile sources typically attenuates (is reduced) at a rate between 3 dBA and 4.5 dBA per doubling of distance. The rate depends on the ground surface and the number or type of objects between the noise source and the receiver. Hard and flat surfaces, such as concrete or asphalt, have an attenuation rate of 3 dBA per doubling of distance. Soft surfaces, such as uneven or vegetated terrain, have an attenuation rate of about 4.5 dBA per doubling of distance. Noise generated by stationary sources typically attenuates at a rate between 6 dBA and about 7.5 dBA per doubling of distance.

There are a number of metrics used to characterize community noise exposure, which fluctuate constantly over time. One such metric, the equivalent sound level (L_{eq}), represents a constant sound that, over the specified period, has the same sound energy as the time-varying sound. Noise exposure over a longer period of time is often evaluated based on the Day-Night Sound Level (L_{dn}). This is a measure of 24-hour noise levels that incorporates a 10 dBA penalty for sounds occurring between 10:00 p.m. and 7:00 a.m. The penalty is intended to reflect the increased human sensitivity to noises occurring during nighttime hours, particularly at times when people are sleeping and there are lower ambient noise conditions. Typical L_{dn} noise levels for light and medium density residential areas range from 55 dBA to 65 dBA. Similarly, Community Noise Equivalent Level (CNEL) is a measure of 24-hour noise levels that incorporates a 5-dBA penalty for sounds occurring between 7:00 p.m. and 10:00 p.m. and a 10-dBA penalty for sounds occurring between 10:00 p.m. and 7:00 a.m. to account for noise sensitivity in the evening and nighttime, respectively.

REGULATORY FRAMEWORK

State

The State Office of Planning and Research (OPR) Noise Element Guidelines include recommended exterior and interior noise level standards for local jurisdictions to identify and prevent the creation of incompatible land uses due to noise. The OPR Noise Element Guidelines contain a land use compatibility table that describes the compatibility of various land uses with a range of environmental noise levels in terms of the CNEL. Table 4.13-1, *Land Use Compatibility for Community Noise Environments*, presents guidelines for determining acceptable and unacceptable community noise exposure limits for various land use categories. The guidelines also present adjustment factors that may be used to arrive at noise acceptability standards that reflect the noise control goals of the community, the particular community's sensitivity to noise, and the community's assessment of the relative importance of noise pollution.

Table 4.13-1
Land Use Compatibility for Community Noise Environments

Land Use Category	Community Noise Exposure (L_{dn} or CNEL, dBA)			
	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Residential – Low Density, Single-Family, Duplex, Mobile Homes	50 – 60	55 – 70	70 – 75	75 – 85
Residential – Multiple Family	50 – 65	60 – 70	70 – 75	70 – 85
Transient Lodging – Motel, Hotels	50 – 65	60 – 70	70 – 80	80 – 85
Schools, Libraries, Churches, Hospitals, Nursing Homes	50 – 70	60 – 70	70 – 80	80 – 85
Auditoriums, Concert Halls, Amphitheaters	NA	50 – 70	NA	65 – 85
Sports Arenas, Outdoor Spectator Sports	NA	50 – 75	NA	70 – 85
Playgrounds, Neighborhood Parks	50 – 70	NA	67.5 – 75	72.5 – 85
Golf Courses, Riding Stables, Water Recreation, Cemeteries	50 – 70	NA	70 – 80	80 – 85
Office Buildings, Business Commercial, Professional	50 – 70	67.5 – 77.5	75 – 85	NA
Industrial, Manufacturing, Utilities, Agriculture	50 – 75	70 – 80	75 – 85	NA

Notes: NA = Not Applicable; L_{dn} = Day/Night Average; CNEL = community noise equivalent level; dBA = A-weighted decibels

Normally Acceptable - Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

Conditionally Acceptable - New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.

Normally Unacceptable - New Construction or development should be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

Clearly Unacceptable – New construction or development should generally not be undertaken.

Source: State of California Governor's Office of Planning and Research, *General Plan Guidelines*, July 2017.

Local

City of Redlands General Plan

The Noise Element of the General Plan includes Implementing Policies aimed at the control and abatement of environmental noise and protection of citizens from excessive exposure to noise. To protect City residents from excessive noise, the Noise Element contains the following Implementing Policies related to the project:

9.0e Use the criteria specified in GP Table 9.1 (see Table 4.13-2 below) to assess the compatibility of proposed land uses with the projected noise environment and apply the noise standards in GP Table 9.2 (see Table 4.13-3 below), which prescribe interior and exterior noise standards in relation to specific land uses. Do not approve projects that would not comply with the standards in GP Table 9.2.

Table 4.13-2
City of Redlands Noise and Land Use Compatibility Matrix

Land Use Categories	Uses	Community Noise Equivalent Level (CNEL)						
		<60	65	70	75	80	>85	
Residential	Single-Family, Duplex, Multiple-Family	A	C	C	C	D	D	D
	Mobile Homes	A	C	C	C	D	D	D
Commercial Regional, District	Hotel, Motel, Transient Lodging	A	A	B	B	C	C	D
Commercial Regional, Village, District, Special	Commercial, Retail, Bank, Restaurant, Movie Theatre	A	A	A	A	B	B	C
Commercial Industrial, Institutional	Office Building, Research and Development, Professional Offices, City Office Building	A	A	A	B	B	C	D
Commercial Recreation Institutional Civic Center	Amphitheatre, Concert Hall, Auditorium, Meeting Hall	B	B	C	C	D	D	D
Commercial Recreation	Children's Amusement Park, Miniature Golf Course, Go-cart Track, Equestrian Center, Sports Club	A	A	A	A	B	B	B
Commercial General, Special Industrial, Institutional	Automobile Service Station, Auto Dealership, Manufacturing, Warehousing, Wholesale, Utilities	A	A	A	A	B	B	B
Institutional General	Hospital, Church, Library, Schools, Classroom	A	A	B	C	C	D	D
Open Space	Parks	A	A	A	B	C	D	D
	Golf Course, Cemeteries, Nature Centers, Wildlife Reserves, Wildlife Habitat	A	A	A	A	B	C	C
Agriculture	Agriculture	A	A	A	A	A	A	A

Source: Table 7-10 from City of Redlands General Plan, 2017.

Notes:

Zone A: Clearly Compatible. Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction without any special noise insulation requirements.

Zone B: Normally Compatible. New construction or development should be undertaken only after detailed analysis of the noise reduction requirements are made and needed noise insulation features in the design are determined. Conventional construction, with closed windows and fresh air supply systems or air conditioning, will normally suffice.

Zone C: Normally Incompatible. New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of noise reduction requirements must be made and needed noise insulation features included in the design.

Zone D: Clearly Incompatible. New construction or development should generally not be undertaken.

Table 4.13-3
City of Redlands Interior and Exterior Noise Standards

Land Use Categories	Uses	Community Noise Equivalent (CNEL)	
		Interior[1]	Exterior[2]
Residential	Single-Family, Duplex, Multiple-Family	45[3,5]	60
	Mobile Homes	--	60[4]
Commercial, Institutional, Open Space	Hotel, Motel, Transient Lodging	45	65[5]
	Commercial Retail, Bank, Restaurant	55	--
	Office Building, Research & Development, Professional Offices, City Office Building	50	--
	Amphitheater, Concert Hall, Auditorium, Meeting Hall	45	--
	Gymnasium (Multipurpose)	50	--
	Sports Club	55	--
	Manufacturing, Warehousing, Wholesale, Utilities	60	--
	Movie Theatres	45	--
	Hospital, School's Classroom	45	--
	Parks	--	60

Source: Table 9.2 from City of Redlands General Plan, 2017.

Notes:

1 Indoor environment excluding: bathrooms, toilets, closets, corridors.

2 Outdoor environment limited to: private yard of single-family as measured at the property line; multi-family private patio or balcony which is served by a means of exit from inside; mobile home park, hospital patio; park picnic area; school playground; hotel and recreational area..

3 Noise level requirement with closed windows, if they are used to meet natural ventilation requirement.

4 Exterior noise level should be such that interior noise level will not exceed 45 CNEL.

5 Except those areas affected by aircraft noise.

See also Policy 9.0s.

9.0f Require a noise impact evaluation based on noise measurements at the site for all projects in Noise Referral Zones (B, C, or D) as shown on GP Table 9.1 and on GP Figure 9.1 or as determined from tables in the Appendix, as part of the project review process. Should measurements indicate that unacceptable noise levels will be created or experienced, require mitigation measures based on a detailed technical study prepared by a qualified acoustical engineer (i.e., a Registered Professional Engineer in the State of California with a minimum of three years' experience in acoustics).

9.0i Require construction of barriers to mitigate sound emissions where necessary or where feasible and encourage use of walls and berms to protect residential or other noise sensitive land uses that are adjacent to major roads, commercial, or industrial areas.

9.0s Require mitigation to ensure that indoor noise levels for residential living spaces not exceed 45 dB LDN/CNEL due to the combined effect for all exterior noise sources.

The Uniform Building Code (specifically, the California Administrative Code, Title 24, Part 6, Division T25, Chapter 1, Subchapter 1, Article 4, Sections T25-28) requires that "Interior community noise levels (CNEL/LDN) with windows closed, attributable to exterior sources shall not exceed an annual CNEL or LDN of a 45 dB in any habitable room." The code requires that this standard be applied to all new hotels, motels, apartment houses and dwellings other than detached single-family dwellings.

Policy 9-s sets the maximum acceptable interior noise level at 45 CNEL. The Noise Referral Zones (65 CNEL) delineate areas within which tests to ensure compliance are to be required for new structures.

9.0u Require all new residential projects or replacement dwellings to be constructed near existing sources of non-transportation noise (including but not limited to commercial facilities or public parks with sports activities) to demonstrate via an acoustical study conducted by a Registered Engineer that the indoor noise levels will be consistent with the limits contained in the Community Noise Ordinance.

9.0v Consider the following impacts as possibly "significant":

- An increase in exposure of four or more dB if the resulting noise level would exceed that described as clearly compatible for the affected land use, established in GP Table 9.1 and GP Table 9.2;
- Any increase of six dB or more, due to the potential for adverse community response.

Redlands Municipal Code

The City of Redlands Municipal Code establishes the following applicable standards related to noise:

Section 8.06.030 – General Noise Regulations

It shall be unlawful for any person to willfully or negligently make, or cause to be made, any loud, unnecessary or unusual noise which disturbs the peace and quiet of any neighborhood or which causes discomfort or annoyance to a reasonable person of normal sensitivity in the area. The factors that may be considered in determining whether a violation of this chapter exists include, but are not limited to, the following:

A. The sound level of the objectionable noise;

B. The sound level of the ambient noise;

C. The proximity of the noise to residential living or sleeping facilities;

D. The nature and zoning of the area within which the noise emanates;

E. The number of persons affected by the noise;

F. The time of day or night the noise occurs;

G. The duration of the noise;

H. The tonal, informative or musical content of the noise;

I. Whether the noise is continuous, recurrent, or intermittent;

J. Whether the noise is produced by a commercial or noncommercial activity;

K. Whether the nature of the noise is usual or unusual;

L. Whether the origin of the noise is natural or unnatural; and

M. Whether the noise occurs on a weekday, weekend or a holiday.

Section 8.06.070 – Exterior Noise Limits

A. The noise standards for the categories of land uses identified in Table 1 of this section shall, unless otherwise specifically indicated, apply to all such property within a designated zone.

B. No person shall operate, or cause to be operated, any source of sound at any location within the city or allow the creation of any noise on property owned, leased, occupied or otherwise controlled by such person which causes the noise level when measured on any other property to exceed:

1. The noise standard for that land use specified in Table 1 of this section for a cumulative period of more than thirty (30) minutes in any hour; or

2. The noise standard specified in Table 1 of this section plus five (5) dB for a cumulative period of more than fifteen (15) minutes in any hour; or

3. The noise standard specified in Table 1 of this section plus ten (10) dB for a cumulative period of more than five (5) minutes in any hour; or

4. The noise standard specified in Table 1 of this section plus fifteen (15) dB for a cumulative period of more than one minute in any hour; or

5. The noise standard specified in Table 1 of this section plus twenty (20) dB or the maximum measured ambient level, for any period of time.

C. If the measured ambient level exceeds the allowable noise exposure standard within any of the first four (4) noise limit categories below, the allowable noise exposure standard shall be adjusted in five (5) dB increments in each category as appropriate to encompass or reflect said ambient noise level. In the event the ambient noise level exceeds the fifth noise limit category, the maximum allowable noise level under this category shall be increased to reflect the maximum ambient noise level.

D. The ambient noise shall be measured at the same location along the property line utilized in subsection 8.06.06B of this chapter, with the alleged offending noise source inoperative. If the alleged offending noise source cannot be shut down, the ambient noise shall be estimated by performing a measurement in the same general area of the source but at sufficient distance that the noise from the source is at least ten (10) dB below the ambient in order that only the ambient level be measured. If the difference between the ambient and noise source is five (5) to ten (10) dB, then the level of the ambient itself can be reasonably determined by subtracting a one decibel correction to account for the contribution of the source.

E. In the event the alleged offensive noise contains a steady, audible tone such as a whine, screech, hum, or is a repetitive noise such as a hammering or riveting, or contains music or speech conveying informational content, the standard limits set forth in Table 1 of this section shall be reduced by five (5) dB.

Section 8.06.080 – Interior Noise Standards

A. No person shall operate or cause to be operated any source of sound, or allow the creation of any noise, which causes the noise level when measured inside a neighboring receiving occupied building to exceed the following standards.

1. The noise standard for that land use specified in Table 2 of this section for a cumulative period of more than five (5) minutes in any hour.

2. The noise standard for that land use specified in Table 2 of this section plus five (5) dB for a cumulative period of more than one minute in any hour.

3. The noise standard for that land use specified in Table 2 of this section plus ten (10) dB for the maximum measured ambient noise level for any period of time.

B. If the measured ambient level exceeds the allowable exterior noise exposure standard in Table 1 of this chapter, the allowable interior noise exposure level shall be adjusted in five (5) dB increments as appropriate to reflect the ambient noise level.

Section 8.06.090 – Noise Disturbances Prohibited

The following acts, and the causing or permitting thereof, are declared to be in violation of this chapter:

F. Construction And/Or Demolition: Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration or demolition work between weekday hours of six o'clock (6:00) P.M. and seven o'clock (7:00) A.M., including Saturdays, or at any time on Sundays or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real property line, except for emergency work by public service utilities, the city or another government entity. All mobile or stationary internal combustion engine powered equipment or machinery shall be equipped with exhaust and air intake silencers in proper working order, or suitable to meet the standards set forth herein.

G. Vibration: Operating or permitting the operation of any device that creates a vibration which is above the vibration perception threshold of an individual at or beyond the property boundary of the source if on private property or at one hundred fifty feet (150') from the source if on a public space or public right of way.

Section 8.06.120 – Exemptions

A. Emergency Exemption: This chapter shall not apply to:

1. The emission of sound for the purpose of alerting persons to the existence of an emergency such as, but not limited to, loudspeakers, horns, sirens, whistles or other similar devices which emit sound, only for the time required to make notification of the emergency condition; or

2. The emission of sound in the performance of emergency work or the temporary provision of essential services such as, but not limited to, utility system repairs or upgrades, infrastructure repairs, structural repairs and other unscheduled, infrequent and nonrecurring activities, required to protect persons and property from physical harm or loss of essential services.

B. Warning Devices: This chapter shall not apply to warning devices necessary for the protection of public safety. Police, fire and ambulance sirens and train horns are exempt from this chapter.

C. Outdoor Activities: This chapter shall not apply to occasional outdoor public gatherings, public dances, shows, and sporting and entertainment events conducted within city parks and city owned facilities, including events conducted at the Redlands Bowl, provided such events are conducted pursuant to a permit or license issued by the city.

D. School Activities: This chapter shall not apply to activities and operations conducted on the grounds of any public or private elementary, intermediate or secondary school or colleges and universities.

E. Hospital: This chapter shall not apply to activities and operations conducted within the grounds of the Redlands Community Hospital provided that said activities and operations are in compliance with the acoustical provisions of the hospital's conditional use permit.

F. Minor Maintenance Of Residential Property: This chapter shall not apply to noise sources associated with the minor maintenance of residential property, provided such activities take place between the hours of seven o'clock (7:00) A.M. to eight o'clock (8:00) P.M. on weekdays, and seven o'clock (7:00) A.M. to eight o'clock (8:00) P.M. on weekends and legal holidays, and provided that such activities generate no more than ninety (90) dBA at or within the real property line of the residential property. Activities covered under this provision include, but are not limited to, maintenance of landscaping and minor repair of residential dwellings or ancillary structures.

G. Construction Activities: This chapter shall not apply to noise sources associated with new construction, remodeling, rehabilitation or grading of any property provided such activities take place between the hours of seven o'clock (7:00) and six o'clock (6:00) P.M. on weekdays, including Saturdays, with no activities taking place at any time on Sundays or Federal holidays. All motorized equipment used in such activity shall be equipped with functioning mufflers.

H. Agricultural Operations: This chapter shall not apply to mobile noise sources associated with agricultural operations for use in maintenance, cultivation, planting and harvesting of agricultural areas provided said activities take place between the hours of seven o'clock (7:00) A.M. to eight o'clock (8:00) P.M. on weekdays including Saturdays, with no activities taking place at any time on Sundays or Federal holidays. All motorized equipment used in such activity shall be equipped with functioning mufflers.

I. Chapter Application: This chapter shall not apply to any activity in which State or Federal law has preempted the regulation of such activity.

Existing Conditions

Noise within the proposed project area is generally characterized by vehicle traffic on I-210, where the nearest travel lane is located as near as 185 feet west of the project site, and from noise created by activities at Citrus Valley High School, which is located adjacent to the east side of the project site.

Noise Measurements

In order to quantify existing ambient noise levels in the vicinity of the project site, noise measurements were taken on August 13 and 14, 2021; refer to Table 4.13-4, *Noise Measurements*. The noise measurement sites were representative of typical existing noise exposure within and immediately adjacent to the project site. As shown in Table 4.13-4, the ambient recorded noise level in the project vicinity ranged between 62.0 dBA and 94.8 dBA. The results of the field measurements are included in Appendix H, *Noise Study*.

Table 4.13-4
Existing (Ambient) Noise Measurements

Site No.	Measurement Location	L_{eq} (dBA)	L_{max} (dBA)	Min. 1-Hour Interval (dBA L_{eq}/Time)	Max. 1-Hour Interval (dBA Leq/Time)	Average (dBA CNEL)
A	Located on a power pole in the southwest portion of the project site, approximately 30 feet north of Pioneer Avenue centerline and 270 feet east of I-210 centerline	65.7	94.8	54.5 2:43 a.m.	70.8 3:44 p.m.	69.1
B	Located on a tree in the northeast portion of the project site, approximately 60 feet south of Domestic Avenue (dirt road) centerline and 530 feet east of I-210 centerline	62.0	84.6	56.0 2:53 a.m.	66.9 6:30 p.m.	67.2
Notes: dBA = A-weighted decibels, L_{eq} = Equivalent Sound Level; L_{min} = Minimum Sound Level; L_{max} = Maximum Sound Level, Peak = Highest Instantaneous Sound Level						
Source: Vista Environmental, *Noise Impact Analysis Tentative Tract Map No. 20528 Residential Project, City of Redlands* (Noise Study), August 2, 2023.						

Noise Sensitive Receptors

Noise-sensitive land uses are generally considered to include those uses where noise exposure could result in health-related risks to individuals, as well as places where quiet is an essential element of their intended purpose. Residential dwellings are of primary concern because of the potential for increased and prolonged exposure of individuals to both interior and exterior noise levels. Additional land uses such as parks, historic sites, cemeteries, and recreation areas are considered sensitive to increases in exterior noise levels. Schools, churches, hotels, libraries, and other places where low interior noise levels are essential are also considered noise-sensitive land uses.

The nearest sensitive receptors to the project site are students and staff at Citrus Valley High School that is adjacent to the east side of the project site, where the nearest structure is the stadium bleachers that are located as near as 14 feet east of the project site and the nearest classroom structure, is located as near as 600 feet east of the project site. The nearest homes are located as near as 770 feet to the southeast of the project site, which are located on the south side of Pioneer Avenue.

Impact Analysis

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less Than Significant Impact.

Construction

The project involves construction activities associated with grading, paving, building construction, and architectural coating applications. Ground-borne noise and other types of construction-related noise impacts would typically occur during the initial earthwork phases. This phase of construction has the potential to create the highest levels of noise. Typical noise levels generated by construction equipment are shown in Table 4.13-5, *Maximum Noise Levels Generated by Typical Construction Equipment*. Table 4.13-5 also shows the associated measured noise emissions for each piece of equipment from the RCNM model and measured percentage of typical equipment use per day. Noise

impacts from construction of the proposed project have been analyzed through use of the Federal Highway Administration's (FHWA's) Roadway Construction Noise Model (RCNM).

Section 8.06.120(G) of the City's Municipal Code exempts noise sources associated with new construction, remodeling, rehabilitation or grading of any property from the City's noise standards provided construction activities that occur do not take place between the hours of 6:00 p.m. and 7:00 a.m. on weekdays and Saturdays, with no activities occurring at any time on Sundays or Federal holidays. However, the City construction noise standards do not provide any limits to the noise levels that may be created from construction activities and even with adherence to the City standards, the resultant construction noise levels may result in a significant substantial temporary noise increase to the nearby residents.

In order to determine if the proposed construction activities would create a significant substantial temporary noise increase, Federal Transit Administration (FTA) construction noise criteria thresholds have been utilized, which shows that a significant construction noise impact would occur if construction noise exceeds 80 dBA during the daytime at any of the nearby homes or school classrooms. Construction noise impacts to the nearby sensitive receptors have been calculated through use of the RCNM and the parameters and assumptions detailed in the *Noise Study*. The results are shown below in Table 4.13-6, *Construction Noise Levels at Nearby Sensitive Receptors*.

Table 4.13-5
Maximum Noise Levels Generated by Typical Construction Equipment

Type of Equipment	Acoustical Use Factor[1]	Spec 721.560 L_{max} at 50 feet[2] (dBA, slow[3])	Actual Measured L_{max} at 50 feet[4] (dBA, slow[3])
Site Preparation			
Rubber Tired Dozers	40	85	83
Tractors, Loaders, or Backhoes	40	84	N/A
Grading			
Excavators	40	85	81
Graders	40	85	83
Rubber Tired Dozers	40	85	82
Scrapers	40	85	84
Tractors, Loaders or Backhoes	40	84	N/A
Building Construction			
Cranes	16	85	81
Forklift (Gradall)	40	85	83
Generators	50	82	81
Tractors, Loaders or Backhoes	40	84	N/A
Welders	40	73	74
Paving			
Pavers	50	85	77
Paving Equipment	50	85	77
Rollers	20	85	80
Architectural Coating			
Air Compressors	40	80	78

Source: Federal Highway Administration, 2006 and CalEEMod default equipment mix.
Notes:
1 = Acoustical use factor is the percentage of time each piece of equipment is operational during a typical workday.
2 = Spec 721.560 is the equipment noise level utilized by the RCNM program.

3 = The "slow" response averages sound levels over 1-second increments. A "fast" response averages sound levels over 0.125-second increments.
4 = Actual Measured is the average noise level measured of each piece of equipment during the Central Artery/Tunnel project in Boston, Massachusetts primarily during the 1990s.

Table 4.13-6 shows that greatest construction noise impacts would occur during the grading phase, with noise levels as high as 63 dBA Leq at the nearest classrooms to the east and as high as 59 dBA Leq at the nearest homes to the southeast. All calculated construction noise levels shown in Table 4.13-6 are within the FTA daytime construction noise standard of 80 dBA averaged over eight hours. Therefore, through adherence to the limitation of allowable construction times provided in Section 8.06.120(G) of the City's Municipal Code, construction-related noise levels would not exceed any standards established in the General Plan or Noise Ordinance nor would construction activities create a substantial temporary increase in ambient noise levels from construction of the proposed project. Therefore, impacts would be less than significant in this regard.

Table 4.13-6
Construction Noise Levels at the Nearby Sensitive Receptors

Construction Phase	Construction Noise Level (dBA Leq) at:	
	Nearest School Classroom[1]	Nearest Homes to Southeast[2]
Site Preparation	61	58
Grading	63	59
Building Construction	62	58
Paving	57	53
Painting	49	45
FTA Construction Noise Threshold[1]	**80**	**80**
Exceed Thresholds?	No	No

Source: Vista Environmental, *Noise Impact Analysis Tentative Tract Map No. 20528 Residential Project, City of Redlands* (Noise Study), August 2, 2023.

Notes:

1 = The nearest classrooms to the east are located as near as 900 feet from the center of the project site.

2 = The nearest homes to the southeast are located as near as 1,350 feet from the center of the project site.

Operations

The proposed project would consist of the development of a residential community with 117 single-family homes and a passive City Park that would be limited to a parking lot and a trail, which are not anticipated to create noise levels that exceed the existing ambient noise levels on the project site. As such, no further analysis is provided for the proposed City Park. Potential noise impacts associated with the operations of the proposed project would be from project-generated vehicular traffic on the nearby roadways.

Roadway Vehicular Noise Impacts to Nearby Sensitive Receptors

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 does not include any uses that would require 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 off-site 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.

Policy 9.0v of the City's General Plan defines a significant impact as a 4 dB increase where the existing noise level exceeds the clearly compatible noise standard for the affected land use, or as a 6 dB increase where the existing noise level is below the clearly compatible noise standard for the affected land use. Based on the *Noise Study,* the proposed project's permanent noise increases to the nearby sensitive receptors from the generation of additional vehicular traffic would be as high as a 1.2 dB increase on Tennessee Street south of Pioneer Avenue and would not exceed the increase thresholds detailed in General Plan Policy 9.0v. Therefore, the vehicle trips created from operation of the proposed project would not result in a substantial permanent increase in ambient noise levels. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

b) Generation of excessive groundborne vibration or groundborne noise levels?

Less Than Significant Impact. Project construction can generate varying degrees of groundborne vibration, depending on the construction procedure and the construction equipment used. Operation of construction equipment generates vibrations that spread through the ground and diminish in amplitude with distance from the source. The effect on buildings located in the vicinity of the construction site often varies depending on soil type, ground strata, and construction characteristics of the receiver building(s). The results from vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, to slight damage at the highest levels. Groundborne vibrations from construction activities rarely reach levels that damage structures.

The California Department of Transportation (Caltrans) *Transportation and Construction Vibration Manual* identifies various vibration damage criteria for different building classes. Human annoyance occurs when construction vibration rises significantly above the threshold of human perception for extended periods of time. For most commercial and industrial structures that are engineered concrete and masonry buildings, the FTA architectural damage criterion for continuous vibrations is 0.3 inches per second (in/sec) peak particle velocity (PPV). For most residential structures that are non-engineered timber and masonry buildings, the FTA architectural damage criterion for continuous vibrations is 0.2 in/sec PPV. The nearest off-site structure where people may sit, which makes them much more susceptible to vibration, would be the football field stadium bleachers at Citrus Valley High School that are located as near as 14 feet east of the project site. Typical vibration produced by construction equipment is illustrated in Table 4.13-7, *Typical Vibration Levels for Construction Equipment*.

Table 4.13-7
Typical Vibration Levels for Construction Equipment

Equipment	Approximate peak particle velocity at 25 feet (inch/sec)	Approximate peak particle velocity at 100 feet (inch/sec)[1]
Large bulldozer	0.089	0.0111
Loaded trucks	0.076	0.0095
Jackhammer	0.035	0.0044
Small bulldozer	0.003	0.0004

Notes:
1. Calculated using the following formula:
$PPV_{equip} = PPV_{ref} \times (25/D)^{1.5}$
where: PPV_{equip} = the peak particle velocity in in/sec of the equipment adjusted for the distance
PPV_{ref} = the reference vibration level in in/sec from Table 7-4 of the FTA *Transit Noise and Vibration Impact Assessment Guidelines*
D = the distance from the equipment to the receiver

Source: Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Manual, Table 7-4 Vibration Source Levels for Construction Equipment*, September 2018.

The primary source of vibration during construction would be from the operation of a bulldozer. As shown in Table 4.13-7, a bulldozer would create a vibration level of 0.089 in/sec PPV at 25 feet. Based on typical propagation rates, the vibration level at the nearest sensitive receptors (14 feet to the east) would be 0.17 in/sec PPV, which would be below both the Caltrans 0.5 inch per second PPV threshold for damage to structures and the human annoyance threshold of 0.24 inch per second PPV. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Less Than Significant Impact. The proposed project would not expose people residing or working in the project area to excessive noise levels from aircraft. The nearest airport to the project site is San Bernardino International Airport located approximately 1.5 miles northwest of the project site. The *Airport Layout Plan Narrative Report for San Bernardino International Airport,* prepared by Coffman Associates (November 2010) provides the airport noise contours for both the existing (2010) conditions and the ultimate noise contours. Even at ultimate buildout of the airport, the 65 dBA noise contours would barely extend a half mile from the runway, which is aligned away from the project site. As such, the project site is located well outside of the 65 dBA CNEL noise contours of San Bernardino International Airport. A less than significant impact would occur from aircraft noise.

Mitigation Measures: No mitigation measures are required.

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4.14 Population and Housing

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			✓	
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				✓

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less Than Significant Impact. A project could induce population growth in an area either directly, through the development of new residences or businesses, or indirectly, through the extension of roads or other infrastructure.

The proposed project is not anticipated to induce substantial unplanned population growth in the area, either directly or indirectly. Based on the City's average household size of 2.64, the project (117 two-story attached townhome units) would introduce up to 309 new residents.[36] Potential population growth impacts are also assessed based on a project's consistency with adopted plans that have addressed growth management from a local and regional standpoint. The Southern California Association of Governments (SCAG) growth forecasts estimate the City's population to reach 80,800 persons by 2045, representing a total increase of 11,300 persons between 2016 and 2045.[37] SCAG's regional growth projections are based upon long-range development assumptions (i.e., General Plans) of the relevant jurisdiction. The project's anticipated resident population (309 persons) would represent 0.38 percent of the 2045 population anticipated for the City.

Although the project would result in direct population growth, the proposed project would not induce substantial unplanned population growth exceeding existing local conditions (0.43 percent increase) and/or regional population projections (0.38 percent of the total projected 2045 population of the City).

As a residential housing development, the project would not generate new permanent jobs. Thus, the project would not result in indirect population growth from potential employees relocating to the City. Therefore, potential population growth associated with the project would represent only a 0.43 percent increase over the City's estimated 2023 population of 71,972 persons.[38] As such, although nominal, the project would induce population growth in a local context.

As a result, the project would result in less than significant impacts to unplanned population growth.

[36] State of California, *Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2021-2023*, Sacramento, California, May 2023.
[37] Southern California Association of Governments, *Current Context: Demographics and Growth Forecasting*, *Technical Report*, September 3, 2020.
[38] Ibid.

Mitigation Measures: No mitigation measures are required.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. The project site is currently vacant. There are no existing residences on-site. As such, project implementation would not displace existing people or housing. No impacts would occur in this regard.

Mitigation Measures: No mitigation measures are required.

4.15 Public Services

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
1) Fire protection?			✓	
2) Police protection?			✓	
3) Schools?			✓	
4) Parks?			✓	
5) Other public facilities?			✓	

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

1) Fire protection?

Less Than Significant Impact. The Redlands Fire Department provides fire protection and emergency services to the City. The Redlands Fire Department operates out of four fire stations within the City; the nearest station to the project site is Fire Station 263 located at 10 West Pennsylvania Avenue, approximately 1.2 miles southeast of the project site.

Construction

Construction activities associated with the proposed project would create a temporarily increased demand for fire protection services at the project site. All construction activities would be subject to compliance with all applicable State and local regulations in place to reduce risk of construction-related fire, such as installation of temporary construction fencing to restrict site access and maintenance of a clean construction site. As a result, project construction would not result in the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, and would not adversely impact service ratios, response times, or other Redlands Fire Department performance standards. A less than significant impact would occur in this regard.

Operation

The proposed project would create an increased demand for fire protection services. However, the project would not induce significant population growth and this increase would not result in the need for new or physically altered fire protection facilities; refer to Section 4.14, *Population and Housing*. The proposed project would be required to comply with Redlands Fire Department requirements for emergency access, fire flow, fire protection standards, fire lanes, and other site design/building standards. The proposed project would be required to comply with Redlands Fire Department requirements for emergency access, turn radii, fire flow, fire protection standards, fire lanes, and other site

design/building standards. The project would be subject to Municipal Code Chapter 15.20, *Fire Code*, which adopts by reference the 2022 edition of the California Fire Code. The California Fire Code includes site access requirements and fire safety precautions. In addition, the City would collect a one-time development impact fee in accordance with Municipal Code Chapter 3.60, *Public Facilities Fees*, which is imposed on all new development to help pay its fair share of costs in maintaining and upgrading public facilities, as needed. Payment of these fees would help fund the acquisition, design, and construction of new fire protection facilities and would minimize the project's operational impacts to fire protection services to the greatest extent practicable. Compliance with all Redlands Fire Department and Municipal Code provisions would ensure operational impacts concerning fire protection services are less than significant.

Mitigation Measures: No mitigation measures are required.

2) Police protection?

Less Than Significant Impact. The Redlands Police Department (RPD) provides police protection services to the City. The RPD Administration Office is located at 30 Cajon Street. The RPD Patrol Station is located at 1270 West Park Avenue, approximately 2.3-miles southwest of the project site.

Construction

Construction activities associated with the proposed project would create a temporarily increased demand for police protection services at the project site. However, all construction activities would be subject to compliance with Municipal Chapter 15, *Buildings and Construction*. Specifically, Municipal Code 15.04.010 adopts by reference the 2022 California Building Code (CBC). Chapter 33, *Safeguards During Construction*, of the CBC includes emergency access requirements which would minimize site safety hazards and potential construction-related impacts to police services. As a result, project construction would not result in the need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, and would not adversely impact service ratios, response times, or other RPD performance standards. A less than significant impact would occur in this regard.

Operations

Project operations would increase demands for police protection services above existing conditions. However, this increase would not require the construction of any new or physically altered RPD facilities. Project implementation would be subject to compliance with applicable local regulations to reduce impacts to police protection services, such as Municipal Code Chapter 15. Specifically, Municipal Code 15.04.010 adopts by reference the CBC, which includes emergency access requirements which would minimize site safety hazards and potential operational impacts to police services. In addition, the City would collect a one-time development impact fee in accordance with Municipal Code Chapter 3.60, which is imposed on all new development to help pay its fair share of costs in maintaining and upgrading public facilities, as needed. Payment of these fees would help fund the acquisition, design, and construction of new police protection facilities and would minimize the project's operational impacts to police protection services to the greatest extent practicable. Collection of development impact fees and compliance with all Municipal Code provisions would ensure operational impacts concerning police protection services are less than significant.

Mitigation Measures: No mitigation measures are required.

3) Schools?

Less Than Significant Impact. The project site is located within the boundaries of the Redlands Unified School District (Transitional kindergarten through grade 12). The nearest schools are Citrus Valley High School (800 West Pioneer Ave), adjacent to the east of the project site; Lugonia Elementary School (202 East Pennsylvania Avenue),

approximately 1.6 miles southeast of the project site; and Clement Middle School (501 East Pennsylvania Avenue), approximately 1.9 miles southeast of the project site.

As indicated in Section 4.14, the project includes the development of 117 two-story motor court homes, which could generate additional students within the project area. Although the project would result in an increased demand for Redlands Unified School District services, the project would be required to comply with Senate Bill (SB) 50 requirements, which allow school districts to collect impact fees from developers of new residential projects. According to Section 65996 of the California Government Code, payment of statutory fees is considered full mitigation for new development projects. Thus, upon payment of required fees by the project applicant consistent with existing State requirements, impacts in this regard would be less than significant.

Mitigation Measures: No mitigation measures are required.

4) Parks?

Less Than Significant Impact. The City Facilities and Community Services Department currently operates and maintains 18 parks within the City, comprising over 253-acres of land. The project would include nine open space lots, comprising a total area of 3.01 acres, as well as a paved walking trail, seating, and landscaping. In addition, the City would collect a one-time development impact fee in accordance with Municipal Code Chapter 3.60, which is imposed on all new development to help pay its fair share of costs in maintaining and upgrading public facilities, as needed. In addition, the project would be required to pay parkland fees pursuant to City of Redlands Municipal Code Chapter 3.32, *Open Space and Park Fees*, which requires the collection of open space and parks fees from applicants for development projects. The fees collected are used by the City to acquire, develop, improve, and expand open space and park lands identified in the City's open space and park lands acquisition and development capital improvement plan in accordance with amounts established by resolution of the City Council.

Payment of these fees would help fund the acquisition, design, and construction of new park facilities and would minimize the project's operational impacts to parks to the greatest extent practicable. Impacts would be less than significant in this regard.

Mitigation Measures: No mitigation measures are required.

5) Other public facilities?

Less Than Significant Impact. Other public facilities that could potentially be impacted by the proposed project include library services. The City operates and maintains A.K. Smiley Public Library, located at 125 West Vine Street, which is approximately 2.5-miles southeast of the project site. The project's nominal population increase is not anticipated to result in a significant impact on library services. Nonetheless, the City would collect a one-time development impact fee in accordance with Municipal Code Chapter 3.60, which is imposed on all new development to help pay its fair share of costs in upgrading public facilities, as needed. Payment of these fees would help fund the acquisition, design, and construction of new library facilities and would minimize the project's operational impacts to library facilities to the greatest extent practicable. Impacts would be less than significant in this regard.

Mitigation Measures: No mitigation measures are required.

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4.16 Recreation

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			✓	
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			✓	

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Less Than Significant Impact. Refer to Response 4.15(a)(4).

Mitigation Measures: No mitigation measures are required.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less Than Significant Impact. Refer to Response 4.15(a)(4).

Mitigation Measures: No mitigation measures are required.

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4.17 Transportation

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			✓	
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?			✓	
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓	
d. Result in inadequate emergency access?		✓		

This section is primarily based upon the following technical studies.

- *Traffic Study Tentative Tract Map No. 20528 Residential Development City of Redlands,* prepared by Michael Baker International, dated September 26, 2023 (Appendix I1, *Traffic Study)*, and;
- *TTM No. 20528 Vehicle Miles Traveled (VMT) Assessment Technical Memorandum,* prepared by Michael Baker International, dated July 21, 2023 (Appendix I2, *VMT Assessment*).

a) Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less Than Significant Impact. On September 27, 2013, Governor Jerry Brown signed Senate Bill (SB) 743 into law, which initiated a process to change transportation impact analyses completed in support of CEQA documentation. SB 743 eliminates level of service (LOS) as a basis for determining significant transportation impacts under CEQA and provides a new performance metric, vehicle miles traveled (VMT). A VMT-based analysis is thus provided below, in Response 4.17(b). However, the City's General Plan includes policies that specify level of service (LOS) standards (Policies 5.20a through 5.20c). Thus, the following analysis evaluates the project's potential to conflict with adopted LOS performance standards near the project site.

The City of Redlands does not have their own traffic study guidelines as it pertains to level of service (LOS) traffic studies. As such, the County of San Bernardino's Guidelines have been utilized for the preparation of the project's Traffic Study. According to the County's Guidelines, an LOS traffic study may not be required if the AM or PM peak hour trip generation is less than 100 vehicle trips. However, since the proposed project trip generation exceeds 100 peak hour trips during the PM peak hour, the project's Traffic Study was prepared in compliance with the City of Redlands Growth Measure U Growth Management Initiative to address the potential effects of the addition of project traffic at study area intersections under Existing plus Project traffic conditions in comparison to Existing traffic operations. Measure U is a local growth management initiative and contains policies for traffic LOS within the City of Redlands. Per Measure U, the City has adopted LOS C or better as acceptable operating conditions for intersections during the peak hour; LOS D has been established as the minimum acceptable conditions for Caltrans facilities.

The key measures of effectiveness for this study are LOS and average vehicle delay in seconds per vehicle.

In accordance with the Measure U Growth Management Initiative, the Traffic Study analysis scenarios are defined as follows:

- Existing Conditions
- Existing With Project Conditions

STUDY AREA

The following six (6) intersections have been identified in coordination with City staff as potential locations impacted by the proposed project. Within the study area, all study area intersections are within the jurisdiction of the City of Redlands, with the exception of the intersection of W San Bernardino Avenue & I-210 Northbound Ramps/Tennessee Street (#1), which falls under Caltrans jurisdiction. It should also be noted that Intersection #3 does not exist without the project and is not analyzed under the Existing condition:

1. W. San Bernardino Avenue & I-210 Northbound Ramps/Tennessee Street
2. W. San Bernardino Avenue & Tennessee Street
3. W. Pioneer Avenue & Street A (future intersection)
4. W. Pioneer Avenue & Tennessee Street
5. W. Pioneer Avenue & Texas Street
6. Domestic Avenue & Texas Street

Traffic counts were collected on Wednesday June 7th, 2023 from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM. Data collected included pedestrian, bicycle, passenger cars, and heavy vehicle counts. The counts used in this analysis represent the peak hour of each period (AM Peak Hour and PM Peak Hour). Detailed volume development information is provided in Appendix C of Appendix I1. Exhibit 4-3 of Appendix I1 shows the Existing Peak Hour traffic volumes.

LOS METHODOLOGY

LOS is commonly used as a qualitative description of intersection operation and is based on the type of traffic control and experienced delay at the intersection. The *Highway Capacity Manual* (HCM) 6th Edition published by the Transportation Research Board in 2016 was utilized in this analysis to determine the operating LOS at each of the study intersections. LOS can range from LOS A (free-flow conditions) to LOS F (severely congested conditions). Delay in seconds per vehicle (sec/veh) passing through the intersection is the primary measure of effectiveness for signalized, stop-controlled, and roundabout intersections.

The corresponding average stopped delay range experienced per vehicle per LOS is shown in Table 4.17-1, *HCM Intersection Level of Service Criteria*.

Table 4.17-1
HCM Intersection Level of Service Criteria

Level of Service	Signalized Intersection Average Delay (seconds/vehicle)	Two-Way Stop-Controlled, All-Way Stop-Controlled, and Roundabout Control Delay (seconds/vehicle)
A	x < 10	x < 10
B	10 < x < 20	10 < x < 15
C	20 < x < 35	15 < x < 25
D	35 < x < 55	25 < x < 35
E	55 < x < 80	35 < x < 50
F	80 < x	50 < x

Notes: If the volume-to-capacity ratio (v/c) > 1.0, LOS = F.

Source: Michael Baker International, *Traffic Study Tentative Tract Map No. 20528 Residential Development City of Redlands*, July 21, 2023; refer to Appendix I1.

LOS is reported for the average stopped delay per vehicle for the overall intersection (all movements) for signalized intersections, all-way stop-controlled, and roundabout intersections. For one-way or two-way stop-controlled intersections, LOS is reported for the worst stop-controlled approach. LOS and delay for the intersection analysis was conducted with *Synchro/SimTraffic* (version 11) software. HCM 6th Edition results were reported.

PERFORMANCE CRITERIA

As stated in Measure U, the City has adopted LOS C or better as acceptable operating conditions for intersections during the peak hour. LOS D has been established as the minimum acceptable conditions for Caltrans facilities. In accordance with the Measure U, the following guiding policies are used for level of service standards for traffic operations:

- General Plan Policy 5.20a – Maintain LOS C or better as the standard at all intersections presently operating at LOS C or better.
- General Plan Policy 5.20b – Within the area identified in General Plan Figure 5-1, including the unincorporated County area identified on General Plan Figure 5- 1 as the "donut hole", maintain LOS C or better; however, accept a reduced LOS on a case-by-case basis upon approval by four-fifths (4/5ths) vote of the total authorized membership of the City Council.
- General Plan Policy 5.20c – Where the current LOS at a location within the City of Redlands is below the LOS C standard, no development project shall be approved that cannot be mitigated so that it does not reduce the existing level of service at the location except as provided in Policy 5.20b.

EXISTING CONDITIONS

Existing Intersections Level of Service

Table 4.17-2, *Existing Intersection Analysis Results*, presents existing intersection LOS conditions during a typical weekday. As shown, all intersections are presently operating at a satisfactory LOS C or better during the AM and PM peak hour. The Caltrans intersection operates at overall acceptable LOS D or better during the AM and PM peak hour.

Table 4.17-2
Existing Intersection Analysis Results

ID	Intersection	Control Type	Existing Year 2022			
			AM Peak Hour		PM Peak Hour	
			LOS	Delay	LOS	Delay
1	W. San Bernardino Avenue & I-210 Northbound Ramps/Tennessee Street	SIG	C	26.6	D	41.7
2	W. San Bernardino Avenue & Tennessee Street	OWSC	C	20.1	B	12.7
3	W. Pioneer Avenue & Street A (future intersection)	*Intersection Does Not Exist Without Project*				
4	W. Pioneer Avenue & Tennessee Street	OWSC	C	15.2	B	11.3
5	W. Pioneer Avenue & Texas Street	SIG	C	23.3	B	10.8
6	Domestic Avenue & Texas Street	TWSC	A	9.7	A	8.8

Source: Michael Baker International, *Traffic Study Tentative Tract Map No. 20528 Residential Development City of Redlands*, September 26, 2023; refer to Appendix I1.

Notes:

1) SIG = Signalized; AWSC = All-Way Stop-Controlled; TWSC = Two-Way Stop-Controlled; OWSC = One-Way Stop-Controlled.

2) Overall intersection LOS provided for signalized and AWSC intersections. Worst-approach LOS provided for TWSC and OWSC intersections.
3) City Intersections – LOS C or better is the preferred acceptable operation at City intersections. Bold text with yellow highlight indicates LOS D, E, or F.
4) Caltrans Intersections – LOS D or better is the acceptable operation at Caltrans intersections. No intersections operate at LOS E or F.
5) Delay shown in average seconds per vehicle.

Project Trip Generation and Distribution

The Institute of Transportation Engineers (ITE) *Trip Generation Manual* (11th Edition) was used to forecast vehicle trips generated by the proposed project. Appendix I1 Table 5-1 shows the trip generation rate for Single-Family Detached Housing land use (ITE Code 210). Table 4.17-4, *Trip Generation* summarizes the vehicular trips forecast to be generated by the project. As shown, the project is anticipated to generate approximately 1,166 daily trips with 86 AM Peak Hour trips and 115 PM Peak Hour trips. The project is assumed to be constructed in one phase.

Table 4.17-4
Trip Generation

Land Use	ITE Code	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
				Volume	In	Out	Volume	In	Out
Single-Family Detached	210	117 DU	1,166	86	21	65	115	73	42

Notes: DU = dwelling units

Source: Michael Baker International, *Traffic Study Tentative Tract Map No. 20528 Residential Development City of Redlands,* September 26, 2023; refer to Appendix I1.

EXISTING YEAR 2022 WITH PROJECT CONDITION

As shown in Table 4.17-5, *Existing With Project Intersection Analysis Results*, all City intersections would operate at acceptable LOS C or better during the AM and PM Peak Hours under Existing With Project conditions. The Caltrans intersection operates at overall acceptable LOS D or better during both the AM and PM peak hours. Therefore, no adverse effects on operations are projected. Impacts would be less than significant in this regard.

Table 4.17-5
Existing With Project Intersection Analysis Results

ID	Intersection	Control Type	Existing Year				Existing Year With Project			
			AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
			LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
1	W. San Bernardino Avenue & I-210 Northbound Ramps/Tennessee Street	SIG	C	26.6	D	41.7	C	27.4	D	45.5
2	W. San Bernardino Avenue & Tennessee Street	OWSC	C	20.1	B	12.7	C	22.5	B	13.0
3	W. Pioneer Avenue & Street A (future intersection)	OWSC	*Intersection Does Not Exist Without Project*				B	12.2		12.1
4	W. Pioneer Avenue & Tennessee Street	OWSC	C	15.2	B	11.3	C	17.4	B	12.6
5	W. Pioneer Avenue & Texas Street	SIG	C	23.3	B	10.8	C	23.8	B	11.1
6	Domestic Avenue & Texas Street	TWSC	A	9.7	A	8.8	A	9.8	A	8.9

Source: Michael Baker International, *Traffic Study Tentative Tract Map No. 20528 Residential Development City of Redlands*, September 26, 2023; refer to Appendix I1.

Notes:

1 = SIG = Signalized; AWSC = All-Way Stop-Controlled; TWSC = Two-Way Stop-Controlled; OWSC = One-Way Stop-Controlled.

2 = Overall intersection LOS provided for signalized and AWSC intersections. Worst-approach LOS provided for TWSC and OWSC intersections.

3 = City Intersections – LOS C or better is the preferred acceptable operation at City intersections. Bold text with yellow highlight indicates LOS D, E, or F.

4 = Caltrans Intersections – LOS D or better is the acceptable operation at Caltrans intersections. No intersections operate at LOS E or F.

5 = Delay shown in average seconds per vehicle.

TRANSIT FACILITIES

The study area is currently served by Omnitrans, a public transit agency serving the City and County, with bus service in the study area along San Bernardino Avenue and Lugonia Avenue via Bus Route 15. The closest bus stop is located approximately 0.5-mile away at the intersection of San Bernardino Avenue and Texas Street.

The project would not induce significant population growth and is consistent with the anticipated land use for the project site; refer to Section 4.14, *Population and Housing*. As a result, it is anticipated that existing transit service in the project area would be able to adequately accommodate the increase in project-generated transit trips. Thus, project impacts on existing and future transit services in the project area are expected to be less than significant.

BICYCLE AND PEDESTRIAN FACILITIES

No bicycle lanes currently exist within the project area; however, future bike lanes are planned along San Bernardino Avenue. No sidewalk currently exists within the project area with the exception of the sidewalk that runs along the north side of San Bernardino Avenue adjacent to Citrus Valley High School.

The project would not induce significant population growth and is consistent with the anticipated land use for the project site; refer to Section 4.14. As a result, it is anticipated that existing bicycle and pedestrian facilities in the project area

would be able to adequately accommodate the increase in project-generated trips. Thus, project impacts on existing and future bicycle and pedestrian facilities in the project area are expected to be less than significant.

CONCLUSION

While the LOS analysis indicates that off-site roadway operational improvements are not required, the proposed project would construct roadway adjacent network improvements associated with the development operations including:

- Half-width construction along Pioneer Avenue project frontage.
- Half-width construction along Domestic Avenue project frontage.
- Construct a one-way-stop-controlled driveway to create a new T-intersection along Pioneer Avenue, west of the intersection of Pioneer Avenue and Tennessee Street. At the exiting driveway, allow right and left turns movements which are stop-controlled.
- Construct a driveway along Domestic Avenue, west of the intersection of Domestic Avenue and Texas Street.

The project would widen Pioneer Avenue along the project frontage to a total width of approximately 44 feet from centerline to right-of-way. On the north side of the street, this width would provide a 5-foot sidewalk and approximate 6-foot landscape strip. On Domestic Avenue, along the project frontage, a total width of approximately 30 feet from centerline to right-of-way would be provided. On the south side of the street, this width would provide a 6-foot sidewalk and 4-foot landscape strip. North of the project frontage, on Domestic Avenue, a surface parking lot would be provided for guests. Domestic Avenue would be constructed from the project limits to the intersection of Domestic Avenue and Texas Street (#6), by a development to the north of the project site.

For the purposes of the project's Traffic Study, the Pioneer Avenue and Street A (#3) intersection was analyzed without turn lanes into the site (eastbound left turn lane and a westbound right turn lane) which is consistent with the proposed site plan. These improvements were assumed in the Existing With Project scenario traffic operations analysis.

As there are no adverse effects at any of the study intersections with the addition of project related traffic, no other improvements are needed or proposed. A less than significant impact would occur.

Mitigation Measures: No mitigation measures are required.

b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

Less Than Significant Impact. As discussed, SB 743 eliminates LOS as a basis for determining significant transportation impacts under CEQA and provides a new performance metric, VMT. As a result, the State has shifted from measuring a project's impact to drivers (LOS) to measuring the impact of driving (VMT) as it relates to achieving State goals of reducing greenhouse gas (GHG) emissions, encouraging infill development, and improving public health through active transportation.

The City utilizes the San Bernardino County Transportation Authority VMT Screening Tool (Screening Tool). The Screening Tool allows users to input an assessor's parcel number to determine if a project's location meets one (1) or more of the screening thresholds for land use projects identified in the Governor's Office of Planning and Research *Technical Advisory on Evaluating Transportation Impacts in CEQA* (Technical Advisory).

Each of the applicable screening thresholds were evaluated to determine if the proposed project would be expected to cause a less than significant impact to VMT without requiring a more detailed VMT analysis. If the screening thresholds are not met, then project-generated VMT are calculated and compared to the applicable VMT threshold as identified in the *City of Redlands CEQA Assessment VMT Analysis Guidelines* (City Guidelines). The City Guidelines provides details on appropriate "screening thresholds" that can be used to identify when a proposed land use project is

anticipated to result in a less than significant impact without conducting a more detailed analysis. Screening thresholds are broken into the following types described below. A land use project need only meet one (1) of these screening thresholds to result in a less than significant impact. Based on the VMT Analysis, the project does not meet any of the VMT screening criteria; therefore, a VMT Assessment is required.

Project Trip Generation

In order to calculate vehicle trips to be generated by the proposed projects, trip generation rates were taken from the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition). The proposed project is estimated to generate approximately 1,166 daily trips with 86 AM peak hour trips (21 in / 65 out) and 115 PM peak hour trips (73 in / 42 out).

VMT Screening Criteria

The primary resource for this assessment is the City of Redlands CEQA Assessment VMT Analysis Guidelines (June 2020) (City Guidelines), and the San Bernardino County Transportation Impact Study Guidelines (July 2019) (County Guidelines). Based on the City Guidelines, land use projects that meet any of the screening thresholds based on size, location, project type, proximity to transit or trip-making potential identified in Appendix I2 Table 4 are presumed to result in a less than significant transportation impact under CEQA and do not require a detailed quantitative VMT assessment. The project meets the VMT Screening Criteria for "Project Type," which ask the following:

"Does the project generate less than 3,000 MT CO2e per year? Including projects such as:

- ***Single Family Res. – 167 DU's or fewer***
- *Multifamily Res. (1-2 stories) – 232 DU's or fewer*
- *Multifamily Res. (3+ stories) – 299 DU's or fewer*
- *Office – 59,100 square feet or less*
- *Local Serving Retail Center – 112,400 SF or less*
- *Warehousing – 463,600 SF or less*
- *Light Industrial – 74,600 SF or less"*

As the project proposes the construction of 117 single family dwelling units, which is less than the screening threshold of 167 dwelling units, a detailed project specific VMT calculation is not required.

Based on the above information, the VMT evaluation shows that the project meets the screening criteria for Project Type, and therefore, a project specific VMT assessment is not required. The project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b). Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact. 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. The project site would not create hazards due to incompatible uses because the project would introduce additional residential uses to the project area. Therefore, impacts related to hazardous geometric design features or incompatible uses would be less than significant.

Mitigation Measures: No mitigation measures are required.

d) Result in inadequate emergency access?

Less Than Significant Impact with Mitigation Incorporated. As stated, two entry points to the site are proposed: one from West Pioneer Avenue and one from West Domestic Avenue. The Redlands Fire Department would review the proposed vehicular circulation network against the Department's requirements related to fire access and turning radius requirements to ensure that proper emergency access and maneuvering of emergency vehicles can be accommodated.

Further, should partial or full lane closures be required as part of project construction activities, implementation of a TMP would minimize congestion and ensure safe travel, including emergency access in the project vicinity; refer to Mitigation Measure TRA-1. As such, project implementation would not interfere with the implementation of an emergency response plan or emergency evacuation plan. With implementation of Mitigation Measure TRA-1, impacts would be less than significant.

Mitigation Measures:

TRA-1 **Traffic Management Plan**. Prior to issuance of grading permits, the project applicant shall prepare a Traffic Management Plan (TMP) for approval by the City of Redlands Traffic Engineer. The TMP shall include measures to minimize potential safety impacts during the short-term construction process if partial or full lane closures are required. The TMP shall specify that one direction of travel in each direction on adjacent roadways (West Pioneer Avenue and West Domestic Avenue) must always be maintained during project construction activities. If full lane closures are required and one direction of travel in each direction cannot be maintained, the TMP shall identify planned detours. The TMP shall include measures such as construction signage, limitations on timing for lane closures to avoid peak hours, temporary striping plans, and use of construction flagperson(s) to direct traffic during heavy equipment use. The TMP shall be incorporated into project specifications for verification prior to final plan approval.

4.18 Tribal Cultural Resources

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a tribal cultural resource, 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 that is:				
1) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or		✓		
2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		✓		

As of July 1, 2015, California AB 52 was enacted and expanded CEQA by establishing a formal consultation process for California tribes within the CEQA process. The bill specifies that any project that may affect or cause a substantial adverse change in the significance of a tribal cultural resource would require a lead agency to "begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project." Section 21074 of AB 52 also defines a new category of resources under CEQA called "tribal cultural resources." Tribal cultural resources are defined as "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe" and is either listed on or eligible for the California Register of Historical Resources (CRHR) or a local historic register, or if the lead agency chooses to treat the resource as a tribal cultural resource.

On February 19, 2016, the California Natural Resources Agency proposed to adopt and amend regulations as part of AB 52 implementing Title 14, Division 6, Chapter 3 of the California Code of Regulations, CEQA Guidelines, to include consideration of impacts to tribal cultural resources pursuant to Government Code Section 11346.6. On September 27, 2016, the California Office of Administrative Law approved the amendments to Appendix G of the CEQA Guidelines, and these amendments are addressed within this Initial Study.

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, 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 that is:

1) 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)?

Less Than Significant Impact with Mitigation Incorporated. As detailed in Response 4.5(a), no historic resources were identified within the project site boundaries during the field survey conducted as part of the Cultural Resources Assessment. Although findings were negative for cultural resources on the surface of the project site, ground disturbing activities could reveal historic-period artifacts or structural or building elements. As such, potential significant impacts to buried historic-period resources could result in this regard. To minimize potential impacts resulting from inadvertent discoveries, the project proposes to implement Mitigation Measures CUL-1 through CUL-8. Mitigation Measures CUL-1 through CUL-8 mandate that the project applicant engage a qualified archaeologist and tribal monitor who will inspect the site following grubbing/ground-clearing and prior to any grading or ground disturbance. This step is taken to ensure that any potential historical resources that may be uncovered during ground-disturbing activities are properly documented and assessed. Notably, Mitigation Measure CUL-6 outlines a procedure in the event of an inadvertent discovery of a cultural resource during construction. If such a discovery occurs, construction activities would halt immediately. The project Archaeologist and tribal monitor would be promptly contacted, and this expert would determine the appropriate measures to mitigate impacts to the significance of the resource. These measures could include capping, avoidance, or other suitable actions.

With the implementation of Mitigation Measures CUL-1 through CUL-8, impacts related to historic tribal cultural resources defined in Public Resources Code Section 5020.1(k) would be less than significant.

Mitigation Measures: Refer to Mitigation Measures CUL-1 through CUL-8 in Section 4.5, *Cultural Resources*.

2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Less Than Significant Impact with Mitigation Incorporated. In compliance with AB 52, on November 22, 2023 the City distributed letters notifying Native American Tribes that requested to be on the City's list for the purposes of AB 52 of the opportunity to consult with the City regarding the proposed project. Per AB 52, tribal governments have 30 days to respond to the City's request for consultation.

As part of the AB 52 consultation process, tribal representatives from the Agua Caliente Band of Cahuilla Indians and Morongo Band of Mission Indians requested copies of cultural resource documents for their review. Representatives from the Gabrieleno Band of Mission Indians – Kizh Nation, Morongo Band of Mission Indians, and San Manuel Band of Mission Indians requested standard mitigation measures for the protection tribal cultural resources. In addition, the Morongo Band of Mission Indians requested active monitoring of ground disturbing activities with the potential to impact tribal cultural resources.

To avoid impacting or destroying tribal cultural resources that may be inadvertently unearthed during the project's ground disturbing activities, the project proposes to implement Mitigation Measures CUL-1 through CUL-8. Mitigation Measures CUL-1 through CUL-8 were developed in consultation with the Morongo Band of Mission Indians and would protect tribal cultural resources. With implementation of Mitigation Measures CUL-1 through CUL-8, impacts would be less than significant.

Mitigation Measures: Refer to Mitigation Measures CUL-1 through CUL-8 in Section 4.5, *Cultural Resources*.

4.19 Utilities and Service Systems

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			✓	
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?			✓	
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			✓	
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			✓	
e. Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?			✓	

a) Require or result in the relocation or construction of new or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Less Than Significant Impact.

Water

The proposed development would be served by the Redlands Municipal Utilities and Engineering (MUED) for domestic (drinking) water supply services. Private residential, irrigation, and fire lines would be constructed on-site to connect to existing water facilities in Pioneer Avenue.

Payment of standard water connection fees and ongoing user fees would ensure that the project's impacts on existing water facilities are adequately offset. The proposed project would not induce substantial unplanned population growth; refer to Section 4.11, *Land Use and Planning*, and Section 4.14, *Population and Housing*. Thus, it is not anticipated that project implementation would require construction of new or expanded water facilities. A less than significant impact would occur in this regard.

Wastewater

Sewer service for the proposed project would be provided by Redlands MUED. The Redlands Wastewater Treatment Facility is located on approximately 50 acres and has a rated treatment capacity of 9.5 million gallons per day annual

dry weather flow. Approximately 6 million gallons of that capacity is in a membrane bioreactor system, with the remaining 3.5 million gallons is in a conventional activated sludge process.[39]

On-site sewer laterals would connect to existing sewer facilities in Domestic Avenue. Compliance with the required sewer connections and wastewater discharge rate would be verified prior to issuance of building permits by the City of Redlands Public Works Department.

The project would be required to pay standard connection fees, ongoing user fees, as well as a Sewer Facility Charge (i.e., a one-time charge imposed on all new construction or expanded structures within the MUED service area). Payment of these fees would fund improvements and upgrades to surrounding sewer lines as needed, and would offset the project's increase in demand for wastewater collection services. Following compliance with relevant laws, ordinances, and regulations, it is not anticipated that project implementation would require construction of new or expanded wastewater facilities that would result in a significant environmental effect. Impacts would be less than significant in this regard.

Stormwater

The project would construct an on-site detention basin with a planned drainage system which would collect on-site runoff and convey the flows to the south. Storm drains and the proposed underground detention basin would be operated and maintained by the City of Redlands. All on-site stormwater would be captured in accordance with MS4 permit requirements; refer to Section 4.10, *Hydrology and Water Quality*.

It is anticipated the proposed drainage system would adequately provide drainage treatments, detention, and conveyance in accordance with City of San Rafael and regional water board requirements. Construction of any improvements relative to stormwater would be subject to compliance with all applicable local, State, and Federal laws, ordinances, and regulations. Impacts in this regard would be less than significant.

Dry Utilities

The project site would be served by Southern California Edison (SCE) for electricity services and Southern California Gas (SoCalGas) for natural gas services. The project would involve constructing new private on-site dry utility lines associated with such services and would connect to existing off-site service lines, with the final configuration of such service lines to be approved by SCE and SoCalGas. Payment of standard utility connection fees and ongoing user fees would ensure impacts to these utility services are adequately offset. In addition, the project would comply with Energy Building Regulations adopted by the California Energy Commission (CCR Title 24) and any adopted City of Redlands energy conservation requirements.

The project's potential environmental impacts for construction in this regard are analyzed throughout this Initial Study. Construction of the project's dry utilities would also be subject to compliance with all applicable local, State, and Federal laws, ordinances, and regulations. As such, project impacts would be less than significant in this regard.

Mitigation Measures: No mitigation measures are required.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

Less Than Significant Impact. As stated, water supplies for the project site would be provided by City of Redlands MUED.

[39] City of Redlands. *Wastewater Treatment*. https://www.cityofredlands.org/post/wastewater-treatment. Accessed July 30, 2023.

According to the 2020 Urban Water Management Plan (UWMP), the City has four (4) sources of water to provide to its service area: purchased imported water from the State Water Project; groundwater from the Bunker Hill Subbasin and the Yucaipa Subbasin; surface water from the Mill Creek and Santa Ana River watersheds; and recycled water.[40] The 2020 UWMP indicates adequate water supply are anticipated to be available under a single dry-year supply and demand scenario, and multiple dry-year supply and demand scenarios through 2045. The UWMP water supply predictions is based on existing General Plan designations and accounts for increased demand as growth within the City occurs. The project site has a General Plan land use designation of Commercial/Industrial, and a zoning designation of Industrial (EV-SRP). The project would require a General Plan Amendment to change the site's designation to Medium Density Residential, which allows for densities of 8 to 15 dwelling units per acre (du/ac). The project would also require a Zone Change to Specific Plan No. 64 (Bergamot Specific Plan), and a Specific Plan Amendment to incorporate the project site in the Bergamot Specific Plan boundary. Although the project involves a land use change, the proposed project would not induce substantial unplanned population growth; refer to Section 4.11, *Land Use and Planning*, and Section 4.14, *Population and Housing*. Further, payment of standard water connection fees and ongoing user fees would ensure that the project's impacts on existing water facilities are adequately offset.

The Water Supply Reliability Assessment in the UWMP concludes that the City has adequate supplies to meet projected demands under multiple dry year scenarios, taking into account the recent prolonged drought.[51] The proposed project would have sufficient water supplies available to serve the project from existing entitlements and resources. Therefore, impacts associated with water supplies would be less than significant.

Mitigation Measures: No mitigation measures are required.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less Than Significant Impact. According to the City's 2035 General Plan Livable Community Element, most wastewater generated by sewered development within the project site is treated at the City's wastewater treatment plant located on the south side of the Santa Ana River wash at Nevada Street. The treatment plant has a rated treatment capacity of 9.5 million gallons per day annual dry weather flow.[41] The treatment facility has adequate capacity to allow for anticipated growth of the City over the next 20 years.

Although the project involves a land use change, the proposed project would not induce substantial unplanned population growth; refer to Section 4.11, *Land Use and Planning*, and Section 4.14, *Population and Housing*. Further, payment of standard wastewater connection fees and ongoing user fees would ensure that the project's impacts on existing wastewater facilities are adequately offset.. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less Than Significant Impact. Waste collection services within the City are provided by the Facilities and Community Services Department (FCSD). Solid waste originating from Redlands is primarily disposed of by the FCSD at the California Street Landfill and by the County of San Bernardino at the San Timoteo Sanitary Landfill. Both landfills are within City limits. The San Timoteo Sanitary Landfill is located approximately 4.8 miles to the southwest of the site. The California Street Landfill, located approximately 1.0 mile northwest, is the closest landfill to the site. The California

[40] Water Systems Consulting, Inc., *2020 IRUWMP, Part 2 Chapter 4, Redlands Urban Water Management Plan*, June 30, 2021.
[41] City of Redlands, *Wastewater Treatment*. https://www.cityofredlands.org/post/wastewater-treatment. Accessed July 26, 2023.

Street Landfill has a maximum capacity of 11,400,000 cubic yards, with a remaining capacity of approximately 5,168,000 cubic yards. The California Street Landfill accepts a maximum of 829 tons per day, or 302,858 tons per year. The estimated closure year for the California Street Landfill is 2042.[42]

Construction

The proposed project would result in development of 117 two-story motor court homes along with associated infrastructure, recreational amenities, and landscaping. Due to the limited scale of the project, construction activities are not anticipated to generate significant quantities of solid waste with the potential to affect the capacity of regional landfills.

Further, construction activities would be subject to conformance with relevant Federal, State, and local requirements related to solid waste disposal. The project would be required to demonstrate compliance with the 2022 Green Building Code, which includes design and construction measures that act to reduce construction-related waste through material conservation and other construction-related efficiency measures. The project would also be required to comply with City adopted Ordinance 2544, which requires all construction development to adhere to construction waste diversion and recycling requirements and also facilitates the City's compliance with State recycling mandates (Assembly Bill 939) for ensuring the recycling of construction and demolition debris. Compliance with the California Integrated Waste Management Act of 1989 (AB 939) requires all California cities to reduce, recycle, and re-use solid waste generated in the State to the maximum extent feasible and requires that at least 50 percent of waste produced is recycled, reduced, or composted.

The project, as a condition of approval with the City, would also be required to submit a Site and Building Recycling Plan outlining the following:

- The location and design of all existing and proposed recycling and trash enclosures;
- Site access points for solid waste and recycling;
- Collection vehicles and a design of the grading of the site;
- Operational criteria for the proposed use of the property; and,
- Capacity requirements for the waste generation of buildings.

Construction waste generated that cannot be recycled would likely be disposed at the California Street Landfill due to its proximity to the project site. The California Street Landfill is not expected to reach its total maximum permitted disposal capacity during the project's construction period, and construction waste generated by the project is not anticipated to cause this landfill to exceed its maximum permitted daily disposal volume. Because the project would generate a relatively small amount of solid waste per day, the California Street Landfill would have sufficient daily capacity to accept solid waste generated by the project. Construction impacts relative to solid waste generation would be less than significant.

Operation

Based on CalRecycle's waste generation rates for residential development (12.23 pounds of waste per household per day), project operations are expected to generate approximately 0.72 tons per day, or approximately 262.8 tons per year.[43] This represents less than one percent of the maximum daily permitted throughput capacity identified for the California Street Landfill. As such, the project is not anticipated to generate solid waste in excess of State or local

[42] CalRecycle. *SWIS Facility/Site Activity Details – California Street Landfill (36-AA-0017)*. Accessed July 26, 2023. Available at https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/1855?siteID=2637.

[43] California Department of Resources Recycling and Recovery, *Estimated Solid Waste Generation Rates*, https://www2.calrecycle.ca.gov/wastecharacterization/general/rates, accessed July 26, 2023.

standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. Impacts in this regard would be less than significant.

Mitigation Measures: No mitigation measures are required.

e) Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact. Refer to Response 4.19(d) above. The proposed project would be required to comply with all applicable Federal, State, and local statutes and regulations related to solid waste, including AB 939 and the City's solid waste reduction programs. Specifically, the project would be subject to AB 939, which requires that at least 50 percent of waste produced be recycled, reduced, or composted. Further, considering the availability of landfill capacity as described above, the proposed project's solid waste disposal needs can be adequately met without a significant impact on the capacity of area landfills. A less than significant impact would occur in this regard.

Mitigation Measures: No mitigation measures are required.

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4.20 Wildfire

If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?				✓
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				✓
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				✓
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				✓

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

No Impact. According to the California Department of Forestry and Fire Protection's Fire Hazard Severity Zone Map Viewer, the project site is not located in or near a State Responsibility Area (SRA) or a fire hazard severity zone (FHSZ); however, the site is designated as a Local Responsibility Area.[44] The closest SRA is located approximately 3.4 miles to the east of the project site; the closest FHSZ is located approximately 2.6 miles to the northeast of the project site. Therefore, the site is not considered to have a high potential for the risk of wildfire occurrence.

The proposed project would be required to comply with the City's Emergency Plan and Hazard Mitigation Plan and the emergency access requirements of the California Fire Code which include, but are not limited to, providing access with adjoining uses and providing suitable access for emergency vehicles. The project site is serviced by Redlands Fire Station No. 263 located approximately 1 mile southeast of the site at 10 W. Pennsylvania Avenue. No off-site improvements are proposed that would impair an adopted emergency evacuation or response plan or emergency evacuation plan. No impact would occur in this regard.

Mitigation Measures: No mitigation measures are required.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

No Impact. Refer to Response 4.20(a) above. The project site is not located in or near an SRA or FHSZ nor does it support lands classified as very high fire hazard severity zones. The site is not adjacent to wildlands subject to wildfires. The project site has a relatively flat topography and slopes gently to the north; no steep slopes are present on or adjacent to the property that would potentially contribute to the rapid spread of wildfire.

Urban levels of fire protection would be provided to the project area upon project completion. In addition, the project would adhere to building codes and any conditions included through review by the fire department. For such reasons, combined with conditions on-site and on adjacent lands, the project, due to slope, prevailing winds, and other factors,

[44] California Department of Forestry and Fire Protection, *FHSZ Viewer*, https://egis.fire.ca.gov/FHSZ/, accessed July 26, 2023.

would not exacerbate wildfire risks or expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire within such areas. No impact would occur in this regard.

Mitigation Measures: No mitigation measures are required.

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

No Impact. Refer to Response 4.20(a) above. The project site is not located in or near an SRA and does not contain lands classified as very high fire hazard severity zones. The proposed project includes construction of 117 two-story motor court homes distributed along two new public streets ("Street A" and "Street B"), open space lots, stormwater improvements, parking, recreational amenities, landscaping, and associated utilities. Access would be provided from West Pioneer Avenue and West Domestic Avenue, and all circulation improvements would be designed and constructed consistent with City design and engineering standards. Installation and future maintenance of the proposed facilities would not increase the risk of fire because the proposed residential uses on-site would not include any features that would have the potential to exacerbate fire risk or result in temporary or ongoing impacts to the environment. No new fuel breaks, roads, power lines, or other utilities are proposed with the project. No impact would occur in this regard.

Mitigation Measures: No mitigation measures are required.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No Impact. Refer to Response 4.20(a) above. The project site is not located in or near an SRA or FHSZ. The project site is generally flat; no steep slopes are located adjacent to the property. Further, the site is not located in an area susceptible to the risk of landslides (refer to Section 4.7, *Geology and Soils*). All grading and construction would occur in conformance with City engineering requirements and State and local regulations to ensure that the risk of downstream flooding is minimized.

Therefore, the project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes within such areas. No impact would occur in this regard.

Mitigation Measures: No mitigation measures are required.

4.21 Mandatory Findings of Significance

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		✓		
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		✓		

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less Than Significant Impact with Mitigation Incorporated. As concluded in Section 4.4, *Biological Resources*, to reduce impacts to special status wildlife, the project would implement Mitigation Measures BIO-1 through BIO-3. With implementation of these mitigation measures, biological impacts would be reduced to a less than significant level.

As indicated in Section 4.5, *Cultural Resources* and Section 4.18, *Tribal Cultural Resources*, no archaeological or tribal cultural resources occur on-site. Should previously undiscovered cultural or tribal cultural resources be uncovered during project ground-disturbing activities, implementation of Mitigation Measures CUL-1 through CUL-8 would reduce the project's potential effects to less than significant levels.

As analyzed, the project would not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California prehistory.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Less Than Significant Impact with Mitigation Incorporated. A significant impact may occur if a proposed project, in conjunction with related projects, would result in impacts that are less than significant when viewed separately, but

would be significant when viewed together. As concluded in Section 4.1 through Section 4.20, the proposed project would not result in any significant impacts in any environmental categories with implementation of the City's Standard Conditions of Approval as well as project mitigation measures. Implementation of Standard Conditions of Approval and mitigation measures at the project-level would reduce the potential for the incremental effects of the proposed project to be considerable when viewed in connection with the effects of past projects, current projects, or probable future projects. Impacts would be less than significant with mitigation incorporated in this regard.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less Than Significant Impact With Mitigation Incorporated. Previous sections of this Initial Study reviewed the proposed project's potential impacts related to aesthetics, air quality, noise, hazards and hazardous materials, transportation, and other issues. As concluded in these previous discussions, the proposed project would not have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly, following conformance with the existing regulatory framework and implementation of Standard Conditions of Approval and project mitigation measures. Impacts would be less than significant with mitigation incorporated in this regard.

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FINAL
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

TTM 20528 Pioneer Tract Project

State Clearinghouse No. 2023100144

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ATTACHMENTS

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1.0 INTRODUCTION

The Tentative Tract Map (TTM) 20528 Pioneer Tract Project (project) would allow for the development of 117 two-story motor court homes distributed along two new public streets ("Street A" and "Street B") on a 14.62-acre site. Individual lot sizes would range from 1,837 square feet to 3,337 square feet. The project would include nine lettered lots including a 0.5-acre stormwater detention basin (Lot I), a 1.57-acre public open space lot (Lot F), and 40,720 square feet of landscaping and private open space (Lots A, B ,C, D, E, G and H). Access to the site would be provided via two entry points: one from West Pioneer Avenue and one from West Domestic Avenue. Project entitlements include approval of a Specific Plan Amendment, General Plan Amendment, Commission Review and Approval and Tentative Tract Map.

The Initial Study/Mitigated Negative Declaration (IS/MND) (State Clearinghouse No. 2023100144) was made available for public review and comment pursuant to CEQA Guidelines Section 15073. The public review commenced on October 4, 2023 and concluded on November 2, 2023. The IS/MND and supporting attachments were available for review by the general public at:

https://www.cityofredlands.org/post/environmental-documents

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2.0 RESPONSE TO COMMENTS

The TTM 20528 Pioneer Tract Project Initial Study/Mitigated Negative Declaration (IS/MND) (State Clearinghouse No. 2023100144) was made available for public review and comment pursuant to CEQA Guidelines Section 15073. The public review commenced on October 4, 2023 and concluded on November 2, 2023. No comment letters were received on the IS/MND during the project's public review period.

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3.0 MITIGATION MONITORING AND REPORTING PROGRAM

The California Environmental Quality Act (CEQA) requires that when a public agency completes an environmental document which includes measures to mitigate or avoid significant environmental effects, the public agency must adopt a reporting or monitoring plan. This requirement ensures that environmental impacts found to be significant will be mitigated. The reporting or monitoring plan must be designed to ensure compliance during project implementation (Public Resources Code Section 21081.6).

In compliance with Public Resources Code Section 21081.6, Table 1, *Mitigation Monitoring and Reporting Checklist*, has been prepared for the TTM 20528 Pioneer Tract Project (the "project"). This Checklist is intended to provide verification that all applicable Conditions of Approval relative to significant environmental impacts are monitored and reported. Monitoring will include: 1) verification that each mitigation measure has been implemented; 2) recordation of the actions taken to implement each mitigation; and 3) retention of records in the City of Redlands TTM 20528 Pioneer Tract Project file.

This Mitigation Monitoring and Reporting Program (MMRP) delineates responsibilities for monitoring the project, but also allows the City flexibility and discretion in determining how best to monitor implementation. Monitoring procedures will vary according to the type of mitigation measure. Adequate monitoring consists of demonstrating that monitoring procedures took place and that mitigation measures were implemented. This includes the review of all monitoring reports, enforcement actions, and document disposition, unless otherwise noted in the Mitigation Monitoring and Reporting Checklist (Table 1). If an adopted mitigation measure or standard condition is not being properly implemented, the designated monitoring personnel shall require corrective actions to ensure adequate implementation.

Reporting consists of establishing a record that a mitigation measure is being implemented, and generally involves the following steps:

- The City distributes reporting forms to the appropriate entities for verification of compliance.
- Departments/agencies with reporting responsibilities will review the Initial Study/Mitigated Negative Declaration, which provides general background information on the reasons for including specified mitigation measures.
- Problems or exceptions to compliance will be addressed to the City as appropriate.
- Periodic meetings may be held during project implementation to report on compliance of mitigation measures.
- Responsible parties provide the City with verification that monitoring has been conducted and ensure, as applicable, that mitigation measures have been implemented. Monitoring compliance may be documented through existing review and approval programs such as field inspection reports and plan review.
- The City prepares a reporting form periodically during the construction phase and an annual report summarizing all project mitigation monitoring efforts.

- Appropriate mitigation measures will be included in construction documents and/or conditions of permits/approvals.

Minor changes to the MMRP, if required, would be made in accordance with CEQA and would be permitted after further review and approval by the City. Such changes could include reassignment of monitoring and reporting responsibilities, plan redesign to make any appropriate improvements, and/or modification, substitution or deletion of mitigation measures subject to conditions described in CEQA Guidelines Section 15162. No change will be permitted unless the MMRP continues to satisfy the requirements of Public Resources Code Section 21081.6.

Table 1
Mitigation Monitoring and Reporting Checklist

Mitigation Number	Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Verification of Compliance		
					Initials	Date	Remarks
BIOLOGICAL RESOURCES							
BIO-1	**Pre-Construction Survey for Nesting Birds.** Ground-disturbing activities shall be conducted during the non-breeding season for birds (approximately September 1 through January 31) to avoid violations of the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code § § 3503, 3503.5 and 3513. If grading or construction activities are scheduled to occur during the bird breeding season (February 1 through August 31), a pre-construction survey for nesting birds shall be conducted by a qualified Designated Biologist who is experienced in the identification of avian species and conduction nesting bird surveys using appropriate survey methodology. The nest survey shall include the project site and any adjacent areas (i.e., construction site entrances and/or staging areas) where the project activities have the potential to cause nest failure. The pre-construction survey shall be conducted no more than three days prior to the start of ground-disturbing activities within the bird breeding season at the appropriate time of day/night, and during appropriate weather conditions. If no nesting birds are observed during the survey, site preparation and construction activities may begin. If nesting birds are found to be present, avoidance or minimization measures	Project Applicant/ Qualified Designated Biologist	Qualified Designated Biologist/ Redlands Planning Division	Within Three Days Prior to the Start of Ground-Disturbing Activities/ During Construction			

Mitigation Number	Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Verification of Compliance		
					Initials	Date	Remarks
	shall be undertaken to avoid potential project-related impacts. If a nest is suspected, but not confirmed, the Designated Biologist shall establish a disturbance-free buffer until additional surveys can be completed, or until the location can be inferred based on observations confirm that a nest does not exist or is inactive. If a nest is observed, but thought to be inactive, the Designated Biologist shall monitor the nest for one hour (four hours for raptors during the non-breeding season) prior to approaching the nest to determine status. The Designated Biologist shall use their best professional judgement regarding the monitoring period and whether approaching the nest is appropriate. If an active avian nest confirmed, the Designated Biologist shall immediately establish a conservative avoidance buffer surrounding the nest based on their best professional judgement and experience. The Designated Biologist shall monitor the nest at the onset of project activities, and at the onset of any changes in such project activities (e.g., increase in number or type of equipment, change in equipment usage, etc.) to determine the efficacy of the buffer. If the Designated Biologist determines that such project activities may be causing an adverse reaction, the Designated Biologist shall adjust the buffer accordingly or implement alternative avoidance and minimization measures, such as redirecting or rescheduling construction or erecting sound barriers. All work within these buffers will be halted until the nesting effort is finished (i.e., the juveniles						

Mitigation Number	Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Verification of Compliance		
					Initials	Date	Remarks
	are surviving independent from the nest). The on-site qualified biologist will review and verify compliance with these nesting avoidance buffers and will verify the nesting effort has finished. Work can resume within these avoidance areas when no other active nests are found. Upon completion of the survey and nesting bird monitoring, a report shall be prepared and submitted to the City for mitigation monitoring compliance record keeping.						
BIO-2	**Pre-Construction Surveys for Burrowing Owl.** The project applicant shall retain a qualified Biologist to perform a pre-construction burrowing owl survey to determine whether burrowing owls are present within 30 days prior to construction activities, according to the California Department of Fish and Wildlife (CDFW) 2012 guidelines. If construction is delayed or suspended for more than 30 days after the survey, the area shall be resurveyed. Survey for occupied burrows shall be completed within all construction areas and within 300 feet from the proposed project impact area (where possible and appropriate based on locations of barren or ruderal habitats). If burrowing owls are detected during the pre-construction survey, the City shall consult with the CDFW and United States Fish and Wildlife Service (USFWS) to develop and implement a Burrowing Owl Mitigation Plan that includes mitigation measures outlined in CDFW (2012) guidelines and a Worker Environmental Awareness Program (WEAP).	Project Applicant/ Qualified Biologist	Qualified Biologist/ Redlands Planning Division	Within 30 Days Prior to the Start of Construction Activities			

Mitigation Number	Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Verification of Compliance		
					Initials	Date	Remarks
BIO-3	**Pre-Construction Surveys for Special-Status Reptiles.** Prior to the issuance of a grading permit, the project applicant shall provide evidence that a qualified designated biologist has been retained to perform a pre-construction survey of the entire project impact area, including any staging/laydown areas, for Southern California legless lizard and San Diegan tiger whiptail. • If special-status reptiles are observed during construction activities, all work within 50 feet of the animal(s) will be stopped. At no time shall work occur within 50 feet of the animal without the Biological Monitor present. Any special-status wildlife species detected within the project impact area, including any staging/laydown areas, shall be allowed to move away on their own and shall not be captured or handled without authorization from the California Department of Fish and Wildlife (CDFW) or United States Fish and Wildlife Service (USFWS). • Avoidance of Entrapment: To prevent inadvertent entrapment of special-status reptiles during construction, all excavated, steep-walled holes or trenches may need to be covered at the close of each working day with plywood or other suitable material or provided with	Project Applicant/ Qualified Biologist	Qualified Biologist/ Redlands Planning Division	Prior to Issuance of Grading Permit/ During Construction Activities			

Mitigation Number	Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Verification of Compliance		
					Initials	Date	Remarks
	one or more escape ramps constructed of earth fill or wooden planks. The project applicant shall retain a qualified biologist to regularly inspect open trenches during the construction phase. • Environmentally Sensitive Area Fencing: Areas that support sensitive habitats or reptile species shall be temporarily fenced to protect them from construction activities and traffic. The project applicant may need to retain a qualified designated biologist to monitor Environmentally Sensitive Areas during the construction phase. • Worker Environmental Awareness Program: A Worker Environmental Awareness Program (WEAP) training shall be implemented by a qualified designated biologist to educate construction workers about the presence of special-status plant and reptile species on and near the project site and shall be administered to construction personnel prior to the initiation of ground-disturbing or vegetation/habitat altering activities.						
CULTURAL RESOURCES							
CUL-1	**Native American Treatment Agreement**. Prior to the issuance of grading permits, the applicant shall enter into a Tribal Monitoring Agreement with the Consulting Tribe(s) ~~Morongo Band of Mission~~	Project Applicant/ Consulting Tribe(s) Tribal Monitor	Consulting Tribe(s)Tribal Monitor/ Redlands Planning Division	Prior to the Issuance of Grading Permits/			

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Mitigation Number	Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Verification of Compliance		
					Initials	Date	Remarks
	~~Indians~~ for the project. The Tribal Monitor shall be on-site during all ground-disturbing activities (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all utility and irrigation lines, and landscaping phases of any kind). The Tribal Monitor shall have the authority to temporarily divert, redirect, or halt the ground-disturbing activities to allow identification, evaluation, and potential recovery of cultural resources.			During Ground Disturbing Activities			
CUL-2	**Retention of Archaeologist**. Prior to any ground-disturbing activities (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post replacement and removal, construction excavation, excavation for all utility and irrigation lines, and landscaping phases of any kind), and prior to the issuance of grading permits, the Applicant shall retain a qualified archaeologist who meets the U.S. Secretary of the Interior Standards (SOI). The archaeologist shall be present during all ground-disturbing activities to identify any known or suspected archaeological and/or cultural resources. The archaeologist will conduct a Cultural Resource Sensitivity Training, in conjunction with the Tribe[s] Tribal Historic Preservation Officer (THPO), and/or designated Tribal Representative. The training session will focus on the archaeological and tribal cultural resources that may be encountered during ground-disturbing activities as well as the procedures to be followed in such an event.	Project Applicant/ Qualified Archaeologist	Qualified Archaeologist/ Redlands Planning Division	Prior to Ground Disturbing Activities/ During Ground Disturbing Activities			

Mitigation Number	Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Verification of Compliance		
					Initials	Date	Remarks
CUL-3	**Cultural Resource Management Plan**. Prior to any ground-disturbing activities the project archaeologist shall develop a Cultural Resource Management Plan (CRMP) and/or Archaeological Monitoring and Treatment Plan (AMTP) to address the details, timing, and responsibilities of all archaeological and cultural resource activities that occur on the project site. This Plan shall be written in consultation with the consulting Tribe[s] and shall include the following: approved Mitigation Measures (MM)/Conditions of Approval (COA), contact information for all pertinent parties, parties' responsibilities, procedures for each MM or COA, and an overview of the project schedule.	Project Applicant/ Qualified Archaeologist	Qualified Archaeologist/ Redlands Planning Division	Prior to Ground Disturbing Activities			
CUL-4	**Pre-Grade Meeting**. The retained qualified archeologist and Consulting Tribe[s] representative shall attend the pre-grade meeting with the grading contractors to explain and coordinate the requirements of the monitoring plan.	Project Applicant/ Qualified Archaeologist/ Consulting Tribe(s) Representative	Qualified Archaeologist/ Consulting Tribe(s) Representative/ Redlands Planning Division	Prior to Ground Disturbing Activities			
CUL-5	**On-site Monitoring**. During all ground-disturbing activities the qualified archaeologist and the Native American monitor shall be on-site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of Tribal Cultural Resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and the soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible	Project Applicant/ Qualified Archaeologist/ Native American Monitor	Qualified Archaeologist/ Native American Monitor/ Redlands Planning Division	During Ground Disturbing Activities			

Mitigation Number	Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Verification of Compliance		
					Initials	Date	Remarks
	for determining the duration and frequency of monitoring.						
CUL-6	**Inadvertent Discovery of Cultural Resources.** In the event that previously unidentified cultural resources are unearthed during construction, the qualified archaeologist and the Native American monitor shall have the authority to temporarily divert and/or temporarily halt ground disturbance operations in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed. If a potentially significant cultural resource(s) is discovered, work shall stop within a 60-foot perimeter of the discovery and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. All work shall be diverted away from the vicinity of the find, so that the find can be evaluated by the qualified archaeologist and Tribal Monitor[s]. The archaeologist shall notify the Lead Agency and consulting Tribe[s] of said discovery. The qualified archaeologist, in consultation with the Lead Agency, the consulting Tribe[s], and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the treatment and disposition of the Tribal Cultural Resource shall be made by the qualified archaeologist in consultation with the Tribe[s] and the Native American monitor[s] and be submitted to the Lead Agency for review and approval. Below are the possible treatments and	Contractor/ Qualified Archaeologist/ Native American Monitor	Qualified Archaeologist/ Native American Monitor/ Redlands Planning Division	During Construction			

Mitigation Number	Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Verification of Compliance		
					Initials	Date	Remarks
	dispositions of significant cultural resources in order of CEQA preference: A. Full avoidance. B. If avoidance is not feasible, Preservation in place. C. If Preservation in place is not feasible, all items shall be reburied in an area away from any future impacts and reside in a permanent conservation easement or Deed Restriction. D. If all other options are proven to be infeasible, data recovery through excavation and then curation in a Curation Facility that meets the Federal Curation Standards (CFR 79.1)						
CUL-7	**Inadvertent Discovery of Human Remains.** The Consulting Tribe(s) ~~Morongo Band of Mission Indians~~ requests the following specific conditions to be imposed in order to protect Native American human remains and/or cremations. No photographs are to be taken except by the coroner, with written approval by the consulting Tribe[s]. A. Should human remains and/or cremations be encountered on the surface or during any and all ground-disturbing activities (i.e., clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all water supply, electrical,	Construction Contractor	Redlands Planning Division	During Ground Disturbing Activities			

Mitigation Number	Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Verification of Compliance		
					Initials	Date	Remarks
	and irrigation lines, and landscaping phases of any kind), work in the immediate vicinity of the discovery shall immediately stop within a 100-foot perimeter of the discovery. The area shall be protected; project personnel/observers will be restricted. The County Coroner is to be contacted within 24 hours of discovery. The County Coroner has 48 hours to make his/her determination pursuant to State and Safety Code §7050.5. and Public Resources Code (PRC) § 5097.98. B. In the event that the human remains and/or cremations are identified as Native American, the Coroner shall notify the Native American Heritage Commission within 24 hours of determination pursuant to subdivision (c) of HSC §7050.5. C. The Native American Heritage Commission shall immediately notify the person or persons it believes to be the Most Likely Descendant (MLD). The MLD has 48 hours, upon being granted access to the Project site, to inspect the site of discovery and make his/her recommendation for final treatment and disposition, with appropriate dignity, of						

Mitigation Number	Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Verification of Compliance		
					Initials	Date	Remarks
	the remains and all associated grave goods pursuant to PRC §5097.98. D. If the Consulting Tribe(s) have ~~Morongo Band of Mission Indians has~~ been named the Most Likely Descendant (MLD), the Tribe may wish to rebury the human remains and/or cremation and sacred items in their place of discovery with no further disturbance where they will reside in perpetuity. The place(s) of reburial will not be disclosed by any party and is exempt from the California Public Records Act (California Government Code § 6254[r]). Reburial location of human remains and/or cremations will be determined by the Tribe's Most Likely Descendant (MLD), the landowner, and the City Planning Department.						
HAZARDS AND HAZARDOUS MATERIALS							
HAZ-1	**Soil Management Plan.** Prior to issuance of a grading permit, a Soil Management Plan (SMP) shall be prepared by a qualified environmental professional with Phase II/Site Characterization experience. The SMP shall be approved by the City and made available by the project Applicant to the contractor and the City Engineer for use during grading activities. The SMP shall include guidelines for safety measures and soil management in the event that soils are to be disturbed, and for handling soil during any planned earthwork activities. The SMP shall also include a	Project Applicant/ Qualified Environmental Professional with Phase II/Site Characterization Experience	City of Redlands Engineer	Prior to Issuance of Grading Permits			

Mitigation Number	Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Verification of Compliance		
					Initials	Date	Remarks
	decision framework and specific risk management measures for managing soil, including any soil import/export activities, in a manner protective of human health and consistent with applicable regulatory requirements. As part of this SMP, all excavation activities shall be documented daily using digital photography. In addition, the sides and the bottom of the excavation areas of concern shall be appropriately logged on scaled paper. Observed materials, including an estimate of the quantity observed, and PID and dust monitor readings shall be recorded on the Daily Field Record and/or the Direct Reading Log. If the results of the stockpile samples show no contamination, or detected concentrations of chemicals within acceptable regulatory limits for residential uses, then the soil may be redistributed within the excavation. If soil is deemed contaminated, then it shall be disposed of off-site at an approved landfill facility. Should any soils be imported or exported at an off-site location, a Phase II/Site Characterization Specialist shall verify that all imported/exported soils are not contaminated with hazardous materials above regulatory thresholds. If import/export soils are determined to be contaminated above regulatory thresholds, the Phase II/Site Characterization Specialist would recommend proper handling, use, and/or disposal of these soils.						

Mitigation Number	Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Verification of Compliance		
					Initials	Date	Remarks
HAZ-2	**Removal of Organochloride Pesticides (OCP) Contaminated Soils**. Prior to site grading activities, the project Applicant shall submit documentation as proof, to the City Engineer, that the OCP-impacted soils at the project site have been excavated and disposed of at a licensed facility with confirmation sampling to show that all remaining soil OCP concentrations are below applicable regulatory screening thresholds for residential uses. The excavation, transport, and disposal of all OCP-impacted soils from the project site shall occur in accordance with applicable Federal, State, and/or local regulations. In no event shall the project Applicant proceed with site grading activities at any location on the site where OCP contamination is found to be present above regulatory thresholds for residential use.	Project Applicant	City of Redlands Engineer	Prior to Site Grading Activities			
TRANSPORTATION							
TRA-1	**Traffic Management Plan.** Prior to issuance of grading permits, the project applicant shall prepare a Traffic Management Plan (TMP) for approval by the City of Redlands Traffic Engineer. The TMP shall include measures to minimize potential safety impacts during the short-term construction process if partial or full lane closures are required. The TMP shall specify that one direction of travel in each direction on adjacent roadways (West Pioneer Avenue and West Domestic Avenue) must always be maintained during project construction activities. If full lane closures are required and one direction of travel in each direction cannot be maintained, the TMP shall identify planned detours. The TMP shall include measures such as construction signage,	Project Applicant	City of Redlands Traffic Engineer	Prior to Issuance of Grading Permits			

Mitigation Number	Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Verification of Compliance		
					Initials	Date	Remarks
	limitations on timing for lane closures to avoid peak hours, temporary striping plans, and use of construction flagperson(s) to direct traffic during heavy equipment use. The TMP shall be incorporated into project specifications for verification prior to final plan approval.						

4.0 ERRATA

Changes to the Draft Initial Study/Mitigated Negative Declaration (IS/MND) are noted below. A double-underline indicates additions to the text; ~~strikethrough~~ indicates deletions to the text. Changes are listed by page and, where appropriate, by paragraph.

These errata address minor revisions to the Draft IS/MND, which circulated from October 4, 2023 through November 2, 2023. The changes to the Draft IS/MND do not affect the overall conclusions of the environmental document. These clarifications and modifications are not considered to result in any new or substantially greater significant impacts as compared to those identified in the Draft IS/MND.

SECTION 2.0, PROJECT DESCRIPTION

Page 2-1, Section 2.2, Environmental Setting, General Plan Land Use Designation and Zoning

The project site has a land use designation of Commercial/Industrial in the City of Redlands General Plan, and a zoning designation of Science Research Park within the East Valley Corridor Specific Plan (EV-SRP). The project would require a General Plan Amendment to change the site's designation to Medium Density Residential, which allows for densities of 8 to 15 dwelling units per acre (du/ac). The project would also require a ~~Zone Change to Specific Plan No. 64 (Bergamot Specific Plan), and a~~ Specific Plan Amendment to incorporate the project site in the Bergamot Specific Plan boundary. The Bergamot Specific Plan was adopted by the City on October 5, 2021. It was developed to produce a cohesive, unified development sensitive to the project site and surrounding area through the integration of special buffer treatments, architectural theming, placement of structures, and the integration of passive and active open space and recreational uses.[1]

Page 2-4, Section 2.5, Agreements, Permits, and Approvals

The City, as Lead Agency, has discretionary authority over the proposed project, which requires the following discretionary approvals:

- CEQA Clearance;
- ~~Zone Change;~~
- Specific Plan Amendment;
- General Plan Amendment;
- Tentative Tract Map;
- Water Quality Management Plan; and
- National Pollutant Discharge Elimination System (NPDES) Permit under the Santa Ana Regional Water Quality Control Board (Santa Ana RWQCB).

SECTION 4.3, AIR QUALITY

Page 4-10, Last Paragraph

The project site has a General Plan land use designation of Commercial/Industrial, and a zoning designation of Industrial (EV-SRP). The project would require a General Plan Amendment to change the site's designation to Medium

[1] City of Redlands, *Bergamot Specific Plan*, adopted October 5, 2021.

Density Residential, which allows for densities of 8 to 15 dwelling units per acre (du/ac). The project would also require a ~~Zone Change to Specific Plan No. 64 (Bergamot Specific Plan); and a~~ Specific Plan Amendment to incorporate the project site in the Bergamot Specific Plan boundary. Additionally, the East Valley Corridor Specific Plan would also be amended to remove the project site from its Plan Boundary. The project would allow for the development of 117-unit two-story motor court home units on approximately 14.62 gross acres (11.45 net acres), representing a density of approximately 8 du/ac.[2]

Although the project would require a General Plan Amendment~~, Zone Change,~~ and Specific Plan Amendments, the project as analyzed aligns with the City of Redlands General Plan by fostering urban development and land use patterns that are consistent with the City's long-term vision for sustainable growth and efficient land utilization. By integrating the project site into the Bergamot Specific Plan, the project embraces the City's established planning framework and promotes a balanced blend of land uses that adhere to the overarching goals and policies of the City of Redlands General Plan. The proposed development type is also complementary to proposed residential uses to the north. Therefore, as the density of the project would be within the allowable density range of 8 to 15 du/ac within the Medium Density Residential zoning designation with the General Plan Amendment, the project would not conflict with the General Plan in this regard. Therefore, the project is consistent with the site's General Plan land use designation and zoning with the approval of the General Plan Amendment ~~and Zone Change~~.

SECTION 4.11, LAND USE AND PLANNING

Page 4-71, Response 4.11(b)

Less Than Significant Impact. The project site has a General Plan land use designation of Commercial/Industrial, and a zoning designation of Industrial (EV-SRP). The project would require a General Plan Amendment to change the site's designation to Medium Density Residential, which allows for densities of 8 to 15 dwelling units per acre (du/ac). The project would also require a ~~Zone Change to Specific Plan No. 64 (Bergamot Specific Plan), and a~~ Specific Plan Amendment to incorporate the project site in the Bergamot Specific Plan boundary. The Bergamot Specific Plan was adopted by the City on October 5, 2021. It was developed to produce a cohesive, unified development sensitive to the project site and surrounding area through the integration of special buffer treatments, architectural theming, placement of structure, and the integration of passive and active open space and recreational uses.[3]

The proposed project, involving a ~~Zone Change to Specific Plan No. 64 (Bergamot Specific Plan) and a~~ Specific Plan Amendment to include the project site within the Bergamot Specific Plan boundary, aligns with the City of Redlands General Plan. This alignment is achieved by fostering urban development and land use patterns that are consistent with the City's long-term vision for sustainable growth and efficient land utilization, as outlined in the General Plan. By integrating the project site into the Bergamot Specific Plan, the project embraces the City's established planning framework and promotes a balanced blend of land uses that adhere to the overarching goals and policies of the City of Redlands General Plan.

The project as proposed would allow for development of 117 two-story motor court homes distributed along two new public streets ("Street A" and "Street B") on the 14.62-acre site; refer to Exhibit 3, *Conceptual Site Plan*. Proposed density would be approximately 8 du/ac.

With City approval of the GPA ~~and rezone~~, the proposed use of the subject site to support motor court homes would be consistent with the General Plan, Bergamot Specific Plan, and Municipal Code. Further, as noted, the project would require a Specific Plan Amendment to add the project site into the Bergamot Specific Plan area. The proposed use of

[2] Density is calculated by dividing gross acreage (14.62 acres) from proposed number of units (117).

[3] City of Redlands, *Bergamot Specific Plan*, https://www.cityofredlands.org/sites/main/files/file-attachments/bergamot-specific_plan.pdf?1646188068, adopted October 5, 2021.

motor homes would be consistent with intended development for the Specific Plan area, which includes development of an estimated 120 single-family motor court homes within Neighborhood Three. Design measures identified as part of the Specific Plan (i.e., buffer treatments, architectural theming, placement of structure, and the integration of passive and active open space and recreational uses) would further ensure that the proposed motor home uses are compatible with applicable land use plans and policies.[4]

SECTION 4.5, CULTURAL RESOURCES

Page 4-28, Mitigation Measures

CUL-1 **Native American Treatment Agreement**. Prior to the issuance of grading permits, the applicant shall enter into a Tribal Monitoring Agreement with the Consulting Tribe(s) ~~Morongo Band of Mission Indians~~ for the project. The Tribal Monitor shall be on-site during all ground-disturbing activities (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all utility and irrigation lines, and landscaping phases of any kind). The Tribal Monitor shall have the authority to temporarily divert, redirect, or halt the ground-disturbing activities to allow identification, evaluation, and potential recovery of cultural resources.

Page 4-29, Mitigation Measures

CUL-7 **Inadvertent Discovery of Human Remains**. The Consulting Tribe(s) ~~Morongo Band of Mission Indians~~ request~~s~~ the following specific conditions to be imposed in order to protect Native American human remains and/or cremations. No photographs are to be taken except by the coroner, with written approval by the consulting Tribe[s].

A. Should human remains and/or cremations be encountered on the surface or during any and all ground-disturbing activities (i.e., clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all water supply, electrical, and irrigation lines, and landscaping phases of any kind), work in the immediate vicinity of the discovery shall immediately stop within a 100-foot perimeter of the discovery. The area shall be protected; project personnel/observers will be restricted. The County Coroner is to be contacted within 24 hours of discovery. The County Coroner has 48 hours to make his/her determination pursuant to State and Safety Code §7050.5. and Public Resources Code (PRC) § 5097.98.
B. In the event that the human remains and/or cremations are identified as Native American, the Coroner shall notify the Native American Heritage Commission within 24 hours of determination pursuant to subdivision (c) of HSC §7050.5.
C. The Native American Heritage Commission shall immediately notify the person or persons it believes to be the Most Likely Descendant (MLD). The MLD has 48 hours, upon being granted access to the Project site, to inspect the site of discovery and make his/her recommendation for final treatment and disposition, with appropriate dignity, of the remains and all associated grave goods pursuant to PRC §5097.98.
D. If the Consulting Tribe(s) have ~~Morongo Band of Mission Indians has~~ been named the Most Likely Descendant (MLD), the Tribe may wish to rebury the human remains and/or cremation and sacred items in their place of discovery with no further disturbance where they will reside in perpetuity. The place(s) of reburial will not be disclosed by any party and is exempt from the California Public Records Act (California

[4] City of Redlands, *Bergamot Specific Plan*, https://www.cityofredlands.org/sites/main/files/file-attachments/bergamot-specific_plan.pdf?1646188068, adopted October 5, 2021.

Government Code § 6254[r]). Reburial location of human remains and/or cremations will be determined by the Tribe's Most Likely Descendant (MLD), the landowner, and the City Planning Department.

SECTION 4.19, UTILITIES AND SERVICE SYSTEMS

Page 4-109, Response 4.17(b)

According to the 2020 Urban Water Management Plan (UWMP), the City has four (4) sources of water to provide to its service area: purchased imported water from the State Water Project; groundwater from the Bunker Hill Subbasin and the Yucaipa Subbasin; surface water from the Mill Creek and Santa Ana River watersheds; and recycled water.[5] The 2020 UWMP indicates adequate water supply are anticipated to be available under a single dry-year supply and demand scenario, and multiple dry-year supply and demand scenarios through 2045. The UWMP water supply predictions is based on existing General Plan designations and accounts for increased demand as growth within the City occurs. The project site has a General Plan land use designation of Commercial/Industrial, and a zoning designation of Industrial (EV-SRP). The project would require a General Plan Amendment to change the site's designation to Medium Density Residential, which allows for densities of 8 to 15 dwelling units per acre (du/ac). The project would also require a ~~Zone Change to Specific Plan No. 64 (Bergamot Specific Plan), and a~~ Specific Plan Amendment to incorporate the project site in the Bergamot Specific Plan boundary. Although the project involves a land use change, the proposed project would not induce substantial unplanned population growth; refer to Section 4.11, *Land Use and Planning*, and Section 4.14, *Population and Housing*. Further, payment of standard water connection fees and ongoing user fees would ensure that the project's impacts on existing water facilities are adequately offset.

APPENDICES

Appendix C, Biological Resources Assessment, Cover Page

The Biological Resources Assessment has been revised to remove the following text from the front cover:

> ~~THIS REPORT CONTAINS SENSITIVE INFORMATION RELATING TO BIOLOGICAL RESOURCES AND IS NOT INTENDED FOR PUBLIC DISTRIBUTION PURSUANT TO PUB. RESOURCES CODE, SECTION 21082.3(C)(2).~~

No other revisions were made to the report; refer to Final IS/MND Attachment A, *Revised Biological Resources Assessment*.

Appendix D, Cultural Resources Report, Cover Page

The Cultural Resources Report has been revised to remove the following text from the front cover:

> ~~THIS REPORT CONTAINS SENSITIVE INFORMATION RELATING TO CULTURAL RESOURCES AND IS NOT INTENDED FOR PUBLIC DISTRIBUTION PURSUANT TO PUBLIC RESOURCES CODE, SECTION 21082.3(C)(2)..~~

No other revisions were made to the report; refer to Final IS/MND Attachment B, *Revised Cultural Resources Report*.

[5] Water Systems Consulting, Inc., *2020 IRUWMP, Part 2 Chapter 4, Redlands Urban Water Management Plan*, June 30, 2021.

Attachment A
Revised Biological Resources Assessment

FIRSTCARBONSOLUTIONS™

Biological Resources Assessment
and San Bernardino Merriam's Kangaroo Rat Habitat Assessment
Song and Emm Properties Project
City of Redlands, San Bernardino County, California

Project Applicant:
MLC Holdings, Inc.
5 Peters Canyon Road, Suite 310
Irvine, CA 92606

Contact: Johanna Crooker, Director of Entitlements

Prepared by:
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Contact: Jason Brandman, Vice President/Director

Date: June 21, 2023

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SECTION 1: INTRODUCTION

This Biological Resources Assessment (BRA) and San Bernardino Merriam's kangaroo rat (*Dipodomys merriami parvus*) Habitat Assessment was prepared by FirstCarbon Solutions (FCS) for a proposed residential development located on West Pioneer Avenue in Redlands, California (proposed project). The purpose of the BRA is to (1) document existing and potentially occurring biological resources on the project site and adjacent areas; (2) analyze potential project-related impacts on regulated biological resources; (3) summarize relevant local, State, and federal regulations; and (4) recommend appropriate measures to mitigate potential impacts on biological resources to less than significant levels.

1.1 - Project Location and Setting

The 14.6 gross acre project site is located at 1160 West Pioneer Avenue in the City of Redlands, in San Bernardino County, California (Exhibit 1). The project site consists of two adjacent properties, the Song Property (Assessor's Parcel Number [APN] 016-706-101) and the Emm Property (APN 016-706-103), which are currently vacant and bounded by West Pioneer Avenue to the south, Citrus Valley High School to the east, undeveloped lands to the north, and State Route (SR) 210 to the west (Exhibit 2). The project site is located within the *Redlands, California* United States Geological Survey (USGS) 7.5-minute Topographic Quadrangle Map, Township 1 South, Range 3 West, Section 16 (Latitude 34° 4' 48" North; Longitude 117° 11' 55" West). The project site is situated on an alluvial terrace that drains into the Santa Ana River, which is located approximately 0.5 mile to the north.

1.2 - Project Description

The proposed project would include development of approximately 117 motor court homes on the 14.6-acre project site at a density of 8.1 units per acre (Exhibit 3).

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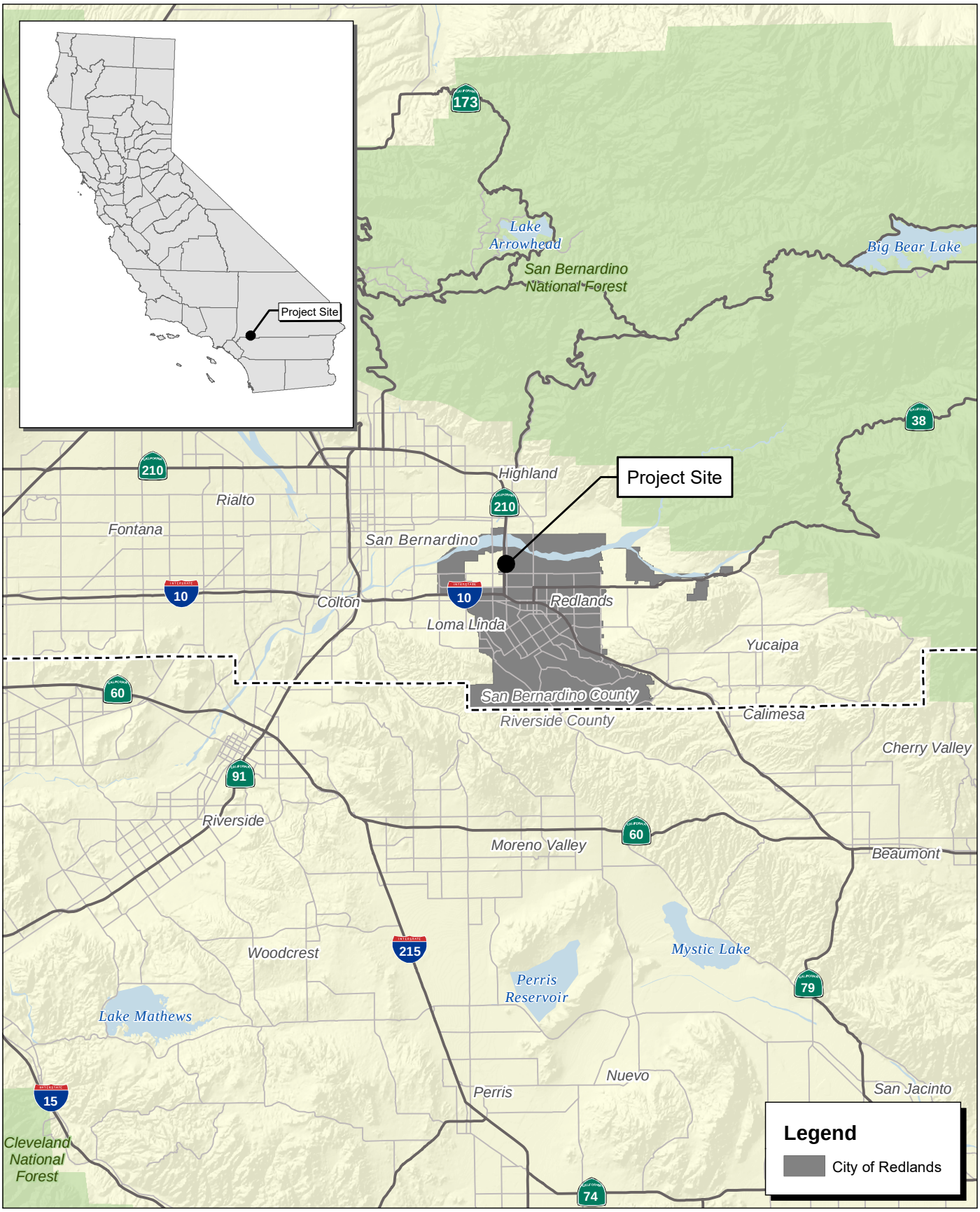

Source: Census 2000 Data, The California Spatial Information Library (CaSIL).

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5 2.5 0 5 Miles

Exhibit 1
Regional Location Map

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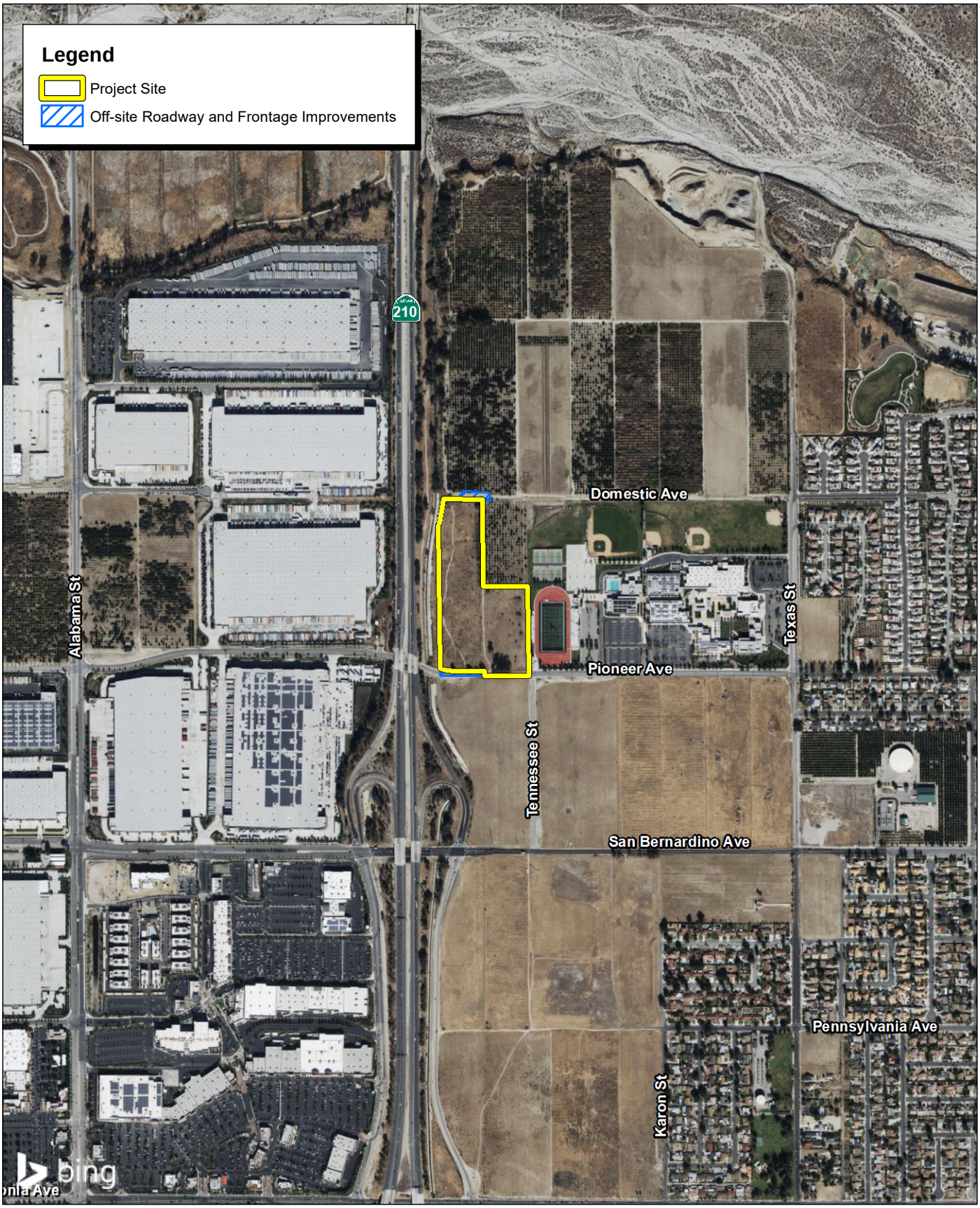

Source: Bing Aerial Imagery. Huitt-Zollars, 08/2022.

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1,000 500 0 1,000
Feet

Exhibit 2
Local Vicinity Map

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Source: MLC Holdings, Inc., May 2022.

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Exhibit 3
Site Plan

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SECTION 2: REGULATORY SETTING

2.1 - Federal

2.1.1 - Endangered Species Act

The United States Fish and Wildlife Service (USFWS) has jurisdiction over species listed as threatened or endangered under the Endangered Species Act. Section 9 of the Endangered Species Act protects listed species from "take," which is broadly defined as actions taken to "harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or attempt to engage in any such conduct." The Endangered Species Act protects threatened and endangered plants and animals and their critical habitat. Candidate species are those proposed for listing; during the environmental review process, these species are usually treated by resource agencies as if they were actually listed.

2.1.2 - Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) implements international treaties between the United States and other nations devised to protect migratory birds, their parts, eggs, and nests from activities such as hunting, pursuing, capturing, killing, selling, and shipping, unless expressly authorized in the regulations or by permit. All migratory birds and their nests are protected from take and other impacts under the MBTA (16 United States Code [USC] § 703, *et seq*.).

2.1.3 - Bald and Golden Eagle Protection Act

The golden eagle (*Aquila chrysaetos*) and bald eagle (*Haliaeetus leucocephalus*) are afforded additional protection under the Eagle Protection Act, amended in 1973 (16 USC § 669, *et seq*.) and the Bald and Golden Eagle Protection Act (16 USC §§ 668–668d).

2.1.4 - Clean Water Act

Section 404

The United States Army Corps of Engineers (USACE) administers Section 404 of the federal Clean Water Act (CWA), which regulates the discharge of dredge and fill material into waters of the United States. The USACE has established a series of nationwide permits that authorize certain activities in waters of the United States if a proposed activity can demonstrate compliance with standard conditions. Normally, USACE requires an individual permit for an activity that will affect an area equal to or greater than 0.5 acre of waters of the United States. A project that results in impacts to less than 0.5 acre of waters of the United States can normally be conducted pursuant to one of the nationwide permits if it is consistent with the standard permit conditions. The USACE also has discretionary authority to require an Environmental Impact Statement for projects that result in impacts to between 0.1 and 0.5 acre. Use of any nationwide permit is contingent on the activities having no impacts on endangered species.

Section 401

As stated in Section 401 of the CWA, "any applicant for a federal permit for activities that involve a discharge to waters of the State, shall provide the federal permitting agency a certification from the State in which the discharge is proposed that states that the discharge will comply with the applicable provisions under the federal Clean Water Act." Therefore, before the USACE will issue a Section 404 permit, applicants must apply for and receive a Section 401 Water Quality Certification from the Regional Water Quality Control Board (RWQCB).

2.2 - State

2.2.1 - CEQA Guidelines

The following California Environmental Quality Act (CEQA) Guidelines Appendix G checklist questions serve as thresholds of significance when evaluating the potential impacts of a proposed project on biological resources. Impacts are considered significant if a project would:

- Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as being a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or USFWS.
- Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the CDFW or USFWS.
- Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the CWA (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
- Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites.
- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
- Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or State habitat conservation plan.

2.2.2 - California Endangered Species Act

The State of California enacted the California Endangered Species Act (CESA) in 1984. CESA pertains to State listed endangered and threatened species. CESA requires State agencies to consult with the CDFW when preparing CEQA documents to ensure that the State lead agency actions do not jeopardize the continued existence of a listed species or result in the destruction or adverse modification of habitat essential to the continued existence of those species, if there are reasonable and prudent alternatives available (Fish and Game Code [FGC] § 2080). CESA directs agencies to consult with the CDFW on projects or actions that could affect listed species, directs the CDFW to determine whether jeopardy would occur, and allows the CDFW to identify "reasonable and prudent alternatives" to the project consistent with conserving the species. CESA allows the CDFW to

authorize exceptions to the State's prohibition against take of a listed species if the "take" of a listed species is incidental to carrying out an otherwise lawful project that has been approved under CEQA (FGC § 2081).

2.2.3 - California Fish and Game Code

Under CESA, the CDFW has the responsibility for maintaining a list of endangered and threatened species (FGC § 2070). Fish and Game Code Sections 2050 through 2098 outline the protection provided to California's rare, endangered, and threatened species. Fish and Game Code Section 2080 prohibits the taking of plants and animals listed under the CESA, and Fish and Game Code Section 2081 established an incidental take permit program for State listed species. The CDFW maintains a list of "candidate species," which it formally notices as being under review for addition to the list of endangered or threatened species.

In addition, the Native Plant Protection Act of 1977 (NPPA) (FGC § 1900, *et seq*.) prohibits the taking, possessing, or sale within the State of any plants with a State designation of rare, threatened, or endangered (as defined by the CDFW). An exception to this prohibition in the NPPA allows landowners to take listed plant species under specified circumstances, provided that the owners first notify CDFW and give the agency at least 10 days to come and retrieve (and presumably replant) the plants before they are plowed under or otherwise destroyed. Fish and Game Code Section 1913 exempts from "take" prohibition "the removal of endangered or rare native plants from a canal, lateral ditch, building site, or road, or other right-of-way." Project impacts to these species are not considered significant unless the species are known to have a high potential to occur within the area of disturbance associated with construction of the proposed project.

In addition to formal listing under the Endangered Species Act and CESA, some species receive additional consideration by the CDFW and local lead agencies during the CEQA process. Species that may be considered for review are those listed as a "Species of Special Concern." The CDFW maintains lists of "Species of Special Concern" that serve as species "watch lists." Species with this status may have limited distributions or limited populations and/or the extent of their habitats has been reduced substantially, such that their populations may be threatened. Thus, their populations are monitored, and they may receive special attention during environmental review. While they do not have statutory protection, they may be considered rare under CEQA and specific protection measures may be warranted. In addition to Species of Special Concern, the CDFW Special Animals List identifies animals that are tracked by the California Natural Diversity Database (CNDDB) and may be potentially vulnerable but warrant no federal interest and no legal protection.

Sensitive species that would qualify for listing but are not currently listed are afforded protection under CEQA. CEQA Guidelines Section 15065 (Mandatory Findings of Significance) requires that a substantial reduction in numbers of a rare or endangered species be considered a significant effect. CEQA Guidelines Section 15380 (Rare or Endangered Species) provides for the assessment of unlisted species as rare or endangered under CEQA if the species can be shown to meet the criteria for listing. Unlisted plant species on the California Native Plant Society (CNPS) List ranked 1A, 1B, and 2 would typically require evaluation under CEQA.

Fish and Game Code Sections 3500—5500 outline protection for fully protected species of mammals, birds, reptiles, amphibians, and fish. Species that are fully protected by these sections may not be taken or possessed at any time. The CDFW cannot issue permits or licenses that authorize the take of any fully protected species, except under certain circumstances such as scientific research and live capture and relocation of such species pursuant to a permit for the protection of livestock.

Under Fish and Game Code Section 3503.5, it is unlawful to take, possess, or destroy any birds in the orders of *Falconiformes* or *Strigiformes* (birds of prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto. To comply with the requirements of CESA, an agency reviewing a proposed project within its jurisdiction must determine whether any State listed endangered or threatened species may be present in the project site and determine whether the proposed project will have a potentially significant impact on such species. In addition, the CDFW encourages informal consultation on any proposed project that may impact a candidate species.

Project-related impacts to species on the CESA endangered or threatened list would be considered significant. State listed species are fully protected under the mandates of CESA. "Take" of protected species incidental to otherwise lawful management activities may be authorized under Fish and Game Code Section 206.591. Authorization from the CDFW would be in the form of an Incidental Take Permit.

Fish and Game Code Section 1602 requires any entity to notify the CDFW before beginning any activity that "may substantially divert or obstruct the natural flow of, or substantially change or use any material from the bed, channel, or bank of any river, stream, or lake" or "deposit debris, waste, or other materials that could pass into any river, stream, or lake." "River, stream, or lake" includes waters that are episodic and perennial and ephemeral streams, desert washes, and watercourses with a subsurface flow. A Lake or Streambed Alteration Agreement will be required if the CDFW determines that project activities may substantially adversely affect fish or wildlife resources through alterations to a covered body of water.

2.2.4 - California Porter-Cologne Water Quality Control Act

The RWQCB regulates actions that would involve "discharging waste, or proposing to discharge waste, within any region that could affect the waters of the State" (Water Code § 13260(a)), pursuant to provisions of the Porter-Cologne Water Quality Act. "Waters of the State" are defined as "any surface water or groundwater, including saline waters, within the boundaries of the State" (Water Code § 13050(e)).

2.2.5 - California Native Plant Society Rare Plant Rankings

The CNPS maintains a rank of plant species that are native to California and that have low population numbers, limited distribution, or are otherwise threatened with extinction. This information is published in the Inventory of Rare and Endangered Vascular Plants of California. Following are the definitions of the CNPS ranks:

- **Rank 1A:** Plants presumed extirpated in California and either rare or extinct elsewhere
- **Rank 1B:** Plants Rare, Threatened, or Endangered in California and elsewhere
- **Rank 2A:** Plants presumed extirpated in California but common elsewhere
- **Rank 2B:** Plants rare, threatened, or endangered in California but more common elsewhere
- **Rank 3:** Plants about which more information is needed
- **Rank 4:** Watch List: Plants of limited distribution

Potential impacts to populations of CNPS-ranked plants receive consideration under CEQA review. All plants appearing on the CNPS List ranked 1 or 2 are considered to meet the CEQA Guidelines Section 15380 criteria. Rank 3 and 4 plants do not automatically meet this definition. Rank 4 plants do not clearly meet CEQA standards and thresholds for impact considerations.[1]

2.3 - Regional and Local

The proposed project does not lie within the boundaries of any adopted Habitat Conservation Plan (HCP) Natural Community Conservation Plan (NCCP), or other approved local, regional, or State habitat conservation plan.[1]

2.3.1 - City of Redlands

The City of Redlands General Plan 2035 (City of Redlands 2017) establishes long-range development policies to guide City departments, the Planning Commission, and City Council in their decision-making. The General Plan outlines principles and actions pertaining to natural resources and guidance for location, design, and quality of development to protect important wildlife, plants, and their associated habitats:

Principle 6-P.1 Develop a balanced and integrated open space system that reflects a variety of considerations, including resource conservation, production of agriculture, recreation, aesthetics, and community identity.

Principle 6-P.5 Encourage the preservation of natural habitat areas as open space.

Principle 6-P.6 Promote access to and views of conservation areas in a manner consistent with good land resource stewardship.

Action 6-A.1 Preserve as open space those areas that contain unique habitats, natural resources, and visual amenities such as citrus groves, hillsides, canyons, and waterways. These areas provide natural contrast with the urban cityscape.

Action 6-A.7 Work with San Bernardino County, neighboring cities, conservation organizations, and landowners to maintain and enhance the trails, roadways, and lands within the Emerald Necklace, and to ensure that sensitive resources in these areas are not disturbed or degraded.

[1] California Native Plant Society (CNPS). 2020. Considerations for Including CRPR 4 Plant Taxa in CEQA Biological Resource Impact Analysis. Sacramento, CA. January.

Action 6-A.8 Provide sufficient resources for the maintenance of trails and conservation areas through both volunteer and City mechanisms.

Principle 6-P.7 Protect environmentally sensitive lands, wildlife habitats, and rare, threatened, or endangered plant and animal communities.

Principle 6-P.8 Minimize disruption of wildlife and valued habitat throughout the Planning Area and emphasize that open space is for more than just human use, but also serves as habitat for biological resources.

Principle 6-P.9 Preserve, protect, and enhance wildlife corridors, including natural watercourses, connecting the San Bernardino National Forest, Santa Ana River Wash, Crafton Hills, San Timoteo and Live Oak Canyons, the Badlands, and other open space areas.

Action 6-A.11 Require a biological assessment of any proposed project site within the Planning Area where species that are State or federally listed as rare, threatened, or endangered are identified as potentially present.

Action 6-A.12 Require that proposed projects adjacent to, surrounding, or containing wetlands, riparian corridors, or wildlife corridors be subject to a site-specific analysis that will determine the appropriate size and configuration of a buffer zone.

Action 6-A.13 Utilize conservation easements and preserves as means to conserve natural habitats.

Action 6-A.14 Construct freeway and arterial street undercrossings or overpasses where necessary to establish and preserve identified wildlife corridors.

Action 6-A.20 Work with State and County agencies in developing recovery and restoration plans after natural or man-made disasters to restore natural landscapes, habitats, and functioning ecosystems. As part of the recovery and restoration plans, include evaluation processes and implementation actions. Where appropriate, incorporate the use of native species.

Action 6-A.21 Ensure that future activities in the Santa Ana River Wash are consistent with the habitat conservation policies of the Upper Santa Ana River Land Management Habitat Conservation Plan (Wash Plan).

Redlands City Code

Chapter 12.52 of the Redlands City Code outlines the City's Tree Protection Guidelines. These guidelines are applicable to the following categories of trees as defined by this chapter of the City Code:

Public Tree A tree located in a public place or area under ownership or control of the City, including, but without limitation, City streets, parkways, open space, and park lands.

Specimen Tree Any public tree meeting the criteria established by resolution of the City Council by species and size of tree which is thereby presumed to possess distinctive form, size or age and to be an outstanding specimen of a desirable species and to warrant the protections of this chapter.

Landmark Tree A public tree designated as a historic resource under Chapter 2.62 of this code as a tree of historic or cultural significance and of importance to the community due to any of the following factors: it is one of the largest or oldest public trees of the species located in the City, it has historical significance due to an association with a historic building, site, street, person or event, or it is a significant outstanding feature of a neighborhood.

Native Tree Any tree, identified by a certified arborist as native to the local area, with a trunk more than eight inches (8”) in diameter at a height of four and one-half feet (4 ½’) above natural grade that is identified on a list of native trees approved by the City Council.

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SECTION 3: METHODS

3.1 - Literature and Database Reviews

This literature review provides a baseline from which to evaluate potential project impacts on biological resources on the project site and in the surrounding area.

3.1.1 - Existing Documentation

As part of the literature review, an FCS Biologist examined existing environmental documentation for the project site and vicinity. This documentation included literature pertaining to the habitat requirements of special-status species with the potential to occur in the project vicinity; and federal register listings, protocols, and species data provided by the USFWS and CDFW.

3.1.2 - Topographic Maps and Aerial Photographs

An FCS Biologist reviewed current USGS 7.5-minute topographic quadrangle map(s)and aerial photographs as a preliminary analysis of the existing conditions within the project site and immediate vicinity.[2] Information obtained from the topographic maps included elevation, general watershed information, and potential drainage feature locations using Google Earth in conjunction with the United States Environmental Protection Agency (EPA) Watershed Assessment, Tracking, and Environmental Results System (WATERS).[3] Aerial photographs provided a perspective of the current site conditions relative to on-site and off-site land use, plant community locations, and potential locations of wildlife movement corridors.

3.1.3 - Soil Surveys

The United States Department of Agriculture (USDA) has published soil surveys that describe the soil series (i.e., group of soils with similar profiles) occurring within a particular area.[4] These profiles include major horizons with similar thickness, arrangement, and other important characteristics. These series are further subdivided into soil mapping units that provide specific information regarding soil characteristics. Many special-status plant species have a limited distribution based exclusively on soil type. Therefore, pertinent USDA soil survey maps were reviewed to determine the existing soil mapping units within the project site and to establish whether the soil conditions on-site are suitable for any special-status plant species.

3.1.4 - Special-status Species Database Search

An FCS Biologist compiled a list of threatened, endangered, and otherwise special-status species previously recorded within the project vicinity based on a search of the USFWS Information for

[2] United States Geological Survey (USGS). 2021. National Geospatial Program. Website: https://www.usgs.gov/core-science-systems/national-geospatial-program/us-topo-maps-america?qt-science_support_page_related_con=4#qt-science_support_page_related_con. Accessed March 2023.

[3] United States Environmental Protection Agency (EPA). 2021. Watershed Assessment, Tracking and Environmental Results System (WATERS). Website: https://www.epa.gov/waterdata/waters-watershed-assessment-tracking-environmental-results-system. Accessed March 2023.

[4] Natural Resources Conservation Service (NRCS). 2021. Web Soil Survey (WSS). United States Department of Agriculture (USDA). Website: https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx. Accessed March 2023.

Planning and Consultation (IPaC) database,[5] the California Natural Diversity Database (CNDDB), and the CNPS Electronic Inventory (CNPSEI) of Rare and Endangered Vascular Plants of California.[6,7] The CNDDB search focused on species records within 10 miles of the project site. The CNPSEI search focused on records from the *Redlands, California,* USGS 7.5-minute Topographic Quadrangle Map and the eight surrounding quadrangles. The CNDDB Biogeographic Information and Observation System (BIOS 5) was used to determine distances between species occurrences and the project site.[8]

The potential for occurrence on the project site was assessed for each of the special-status species identified in the database searches. The potential for occurrence was assessed based on conditions on the project site, habitat requirements of special-status species, and number of recent (< 20 years old) occurrences in the project vicinity.

3.1.5 - Jurisdictional Waters and Wetlands

Prior to conducting the reconnaissance-level survey, an FCS Biologist reviewed EPA WATERS and aerial photography to identify potential natural drainage features and water bodies.[9] In general, all surface drainage features identified as blue-line streams on USGS maps and linear patches of vegetation are expected to exhibit evidence of flows and are considered potentially subject to State and federal regulatory authority as waters of the United States and/or State. A preliminary assessment was conducted to determine the location of any existing drainages and limits of project-related grading activities to aid in determining whether a formal delineation of waters of the United States or State is necessary.

3.2 - Field Surveys

3.2.1 - General Biological Survey

Senior Biologist Matthew South and Biologist Lucas South conducted a survey on March 9, 2023. The objective of the general survey was to ascertain general site conditions and identify whether existing vegetation communities provide suitable habitat for special-status plant or wildlife species. During this survey, the Biologist walked and drove the project site and characterized and mapped vegetation communities, identified and recorded plants and wildlife observed on-site, and recorded evidence of wildlife habitats, including wildlife corridors, nests, dens, or burrows. Special-status or unusual biological resources identified during the literature review were ground-truthed during the field survey for mapping accuracy. Special attention was paid to sensitive habitats and areas potentially supporting special-status floral and faunal species.

[5] United States Fish and Wildlife Service (USFWS). 2021. Information for Planning and Consultation (IPaC). Website: https://ecos.fws.gov/ipac/. Accessed March 2023.
[6] California Department of Fish and Wildlife (CDFW). 2021. CNDDB RareFind 5 California Natural Diversity Database Query for Special-Status Species. Website: https://map.dfg.ca.gov/rarefind/view/RareFind.aspx. Accessed March 2023.
[7] California Native Plant Society (CNPS). 2021. California Native Plant Society Rare and Endangered Plant Inventory. Website: http://www.rareplants.cnps.org/. Accessed March 2023.
[8] California Department of Fish and Wildlife (CDFW). 2021. Biogeographic Information and Observation System (BIOS 5). Website: https://map.dfg.ca.gov/bios/. Accessed March 2023.
[9] United States Environmental Protection Agency (EPA). 2021. Watershed Assessment, Tracking and Environmental Results System (WATERS). Website: https://www.epa.gov/waterdata/waters-watershed-assessment-tracking-environmental-results-system. Accessed March 2023.

Vegetation Communities and Plants

Common plant species observed during the general biological survey were identified by visual characteristics and morphology in the field and recorded in a field notebook and on field maps. Uncommon and fewer familiar plants were identified with the use of taxonomical guides, including Jepson eFlora and Calflora.[10,11] Taxonomic nomenclature used in this study follows The Jepson Manual: Vascular Plants of California.[12] Common plant names, when not available from The Jepson Manual, were taken from other regionally specific references. Vegetation community types and boundaries were noted on aerial photos, verified through field observation, and digitized using ESRI ArcGIS software® ArcMap 10.0. By incorporating collected field data and interpreting aerial photography, a map of habitat types, land cover types, and other biological resources within the project site was prepared. Vegetation community and land cover types used to help classify habitat types are based on the Manual of California Vegetation (MCV) and cross-referenced with the CDFW Natural Communities List.[13,14]

Wildlife

Wildlife species detected during the general biological survey by sight, calls, tracks, scat, or other signs were recorded. Notations were made regarding suitable habitat for those special-status species determined to have the potential to occur within the project site.[15] Appropriate field guides were used to assist in species identification during surveys, such as Peterson, Reid, and Stebbins.[16,17,18] Online resources such as eBird and California Herps were also consulted, as necessary. [19,20]

Wildlife Movement Corridors

Wildlife movement corridors link areas of suitable wildlife habitat that are otherwise separated by rugged terrain, changes in vegetation, or human disturbance. Urbanization and the resulting fragmentation of open space areas create isolated “islands” of wildlife habitat, forming separated populations. Corridors act as an effective link between populations.

The project site was evaluated for evidence of a wildlife movement corridor during the general biological survey. The scope of the biological resource assessment did not include a formal wildlife movement corridor study utilizing track plates, camera stations, scent stations, or snares. Rather, the

[10] Jepson Flora Project (eds.) 2021. Jepson eFlora, https://ucjeps.berkeley.edu/eflora/. Accessed on March 22, 2022.
[11] Calflora. 2020. Calflora: Information on California plants for education, research, and conservation. Website: http://www.calflora.org/. Accessed on March 2023.
[12] Baldwin, B., et al. 2012. The Jepson Manual: Vascular Plants of California. Berkeley: University of California Press. County of San Bernardino (Bernardino)(amended 2015).
[13] Sawyer, J.O., T. Keeler-Wolf, and J.M. Evens. 2009. A Manual of California Vegetation, Second Edition. California Native Plant Society, Sacramento. 1300 pp.
[14] California Department of Fish and Wildlife (CDFW). 2021. Natural Communities List, Sacramento: California Department of Fish and Wildlife. Website: https://wildlife.ca.gov/Data/VegCAMP/Natural-Communities#sensitive%20natural%20communities. Accessed March 2023.
[15] California Department of Fish and Wildlife (CDFW). 2021. CNDDB RareFind 5 California Natural Diversity Database Query for Special-Status Species. Website: https://map.dfg.ca.gov/rarefind/view/RareFind.aspx. Accessed March 2023.
[16] Peterson, T.R. 2010. A Field Guide to Birds of Western North America, 4th Edition. Boston: Houghton Mifflin Harcourt.
[17] Reid, F. 2006. A Field Guide to Mammals of North America, Fourth Edition. Boston: Houghton Mifflin Harcourt.
[18] Stebbins, R.C. 2003. A Field Guide to Western Reptiles and Amphibians. Third Edition. Boston: Houghton Mifflin Harcourt.
[19] eBird. 2021. Online bird occurrence database. Website: http://ebird.org/content/ebird/. Accessed March 2023.
[20] California Herps. 2021. A Guide to the Amphibians and Reptiles of California. Website: http://www.californiaherps.com/Accessed March 2023.

focus of this study was to determine whether a change in land use at the project site could have significant impacts on the regional movement of wildlife. Conclusions are based on the information compiled during the literature review, including aerial photographs, USGS topographic maps, and resource maps for the vicinity; the field survey; and professional experience with the desired topography, habitat, and resource requirements of the special-status species potentially utilizing the project site and vicinity.

3.2.2 - San Bernardino Merriam's Kangaroo Rat Field Habitat Assessment

During the general biological survey of the project site, the FCS Biologist searched the project site and 500-foot buffer area for the presence of vegetation communities that could breeding and/or foraging habitat for San Bernardino Merriam's kangaroo rat, including Riversidian alluvial fan sage scrub, and ruderal and annual grassland habitats with open vegetation and bare areas. The Biologist also evaluated the condition and suitability of existing wildlife habitats and searched the project site for evidence of kangaroo rats, including burrows, tracks, and scat.

SECTION 4: RESULTS

This section summarizes the results of the literature search and general biological reconnaissance survey. The results of the sensitive biological resources database reviews and an analysis for the potential for occurrence of these resources on the project site are presented in Section 5. An analysis of project requirements for CEQA consistency is presented in Section 6.

4.1 - Literature Review

4.1.1 - Environmental Setting

The Song Property and the Emm Property to the east are currently vacant. Both parcels show signs of previous human use including recent disking and dumping. Former home foundations were also present on the Song Property. The project site is surrounded by urban development and SR-210 to the west, active construction (fully graded) and the Santa Ana River to the north, vacant land to the south and southeast and Citrus Valley High School to the east.

Soils

The Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS) mapped one soil type (Ramona sandy loam, 0 to 2 percent slopes) on the project site and two soil types (Ramona sandy loam, 0 to 2 percent slopes and Pachappa fine sandy loam, 0 to 2 percent slopes) within the off-site road improvements area (Exhibit 4). The Ramona series soils are brown, slightly and medium acid, sandy loams and fine sandy loams. The Pachappa series soils consist of well drained (minimal) Noncalcic Brown soils developed from moderately coarse textured alluvium.

4.2 - Biological Surveys

FCS Biologists conducted the general biological survey of the project site on August 5, 2022, between approximately 9:00 a.m. to 10:30 a.m. Weather conditions during the field surveys were sunny and clear, with temperatures ranging from 79 to 80°F (degrees Fahrenheit), and wind speeds between 0 and 3 miles per hour (mph). Vegetation Communities and Land Use

The project site consists of undeveloped lands that were recently disked and vegetated in ruderal species at the time of the survey. Adjacent lands within 500 feet of the project site included ruderal habitat and urban/developed lands (Exhibit 5). Photographs of the vegetation communities on-site are presented in Appendix B. Detailed descriptions of vegetation communities and land cover types are provided below.

Ruderal/Disturbed

Ruderal/disturbed habitat is classified as areas that have been physically disturbed (by previous legal human activity) and are no longer recognizable as a native or naturalized vegetation association but continue to retain a soil substrate. Typically, if any vegetation is present, it is nearly exclusively composed of non-native plant species such as ornamentals or ruderal exotic species that take advantage of disturbance or show signs of past or present animal usage that precludes them from

providing viable natural habitat for uses other than dispersal. Examples of disturbed land include areas that have been graded, land that is repeatedly cleared for fuel management purposes and/or experienced repeated use that prevents natural revegetation (i.e., dirt parking lots, trails that have been present for several decades), recently graded firebreaks, graded construction pads, construction staging areas, off-road vehicle (OHV) trails, and old home-sites.

Ruderal/disturbed habitat occurs over the entire project site and on adjacent, undeveloped lands. Most areas exhibiting ruderal habitat were recently disked for weed abatement activities. The soil surface is predominantly bare in the recently disked areas, but the southwestern portion of the Song Property and areas bordering Pioneer Avenue were not disked and exhibited relatively dense ruderal vegetation. Plant species observed in ruderal areas included prickly Russian thistle (*Kali tragus*), common fiddleneck (*Amsinckia intermedia*), puncturevine (*Tribulus terrestris*), London rocket (*Sisymbrium irio*), shortpod mustard (*Hirschfedlia incana*), telegraph weed (*Heterotheca grandiflora*), and Canada horseweed (*Erigeron canadensis*), red brome (*Bromus rubens*), and ripgut brome (*Bromus diandrus*).

Urban/Developed

Urban developments are characterized by a combination of developed and hardscaped areas and manicured vegetation, including street/shade trees, lawns, and shrubs, and little or no exposed soil substrates. Irrigation and fertilization allow for tropical and other non-native and ornamental species to flourish in urban areas. Trees are often grown in a spaced pattern with an open understory, and lawns are typically one species maintained at a continuous, uniform height. Shrubs are grown as spaced individuals or in tight rows that are hedged. These conditions provide habitat to a low diversity of wildlife that are tolerant of human-modified environments.

Urban/developed lands in the 500-foot buffer around the project site include Citrus Valley High School to the east and SR-210 and industrial warehouses to the west of the project.

Trees

Scattered trees and shrubs were observed in ruderal areas on-site, including black elderberry (*Sambucus nigra*), tree tobacco (*Nicotiana glauca*), tree of heaven (*Ailanthus altissima*), and lemon-scented gum (*Corymbia citriodora*). On the Emm Property, a small group of black elderberry trees is present on the eastern side of the parcel. Several scattered elderberry trees were also observed on the Song Property, including some that had been disked over but survived the disturbance. Several of the black elderberry trees, which grow as multi-trunked trees, appeared to have combined trunk measurements exceeding 8 inches diameter at breast height (DBH; approximately 4.5 feet above the ground surface). A row of lemon-scented gum trees is located along Pioneer Avenue on the southern border of the Song Property.

4.2.1 - Wildlife

Despite the highly modified environment on and adjacent to the project site, the vegetation community and land cover types there provide habitat for numerous wildlife species capable of tolerating those conditions. Even the anthropogenic features on the project site (buildings, shipping containers, stored equipment, and concrete foundations) could provide habitat for numerous

wildlife species. Wildlife activity during the general biological reconnaissance survey was moderate and consisted primarily of avian and mammalian species. Evidence of other species was evident in tracks, scat, and other signs, as well as information provided by the current site occupant. The following discussions regarding the wildlife species observed within the project site are organized by taxonomic group. Each discussion contains representative examples of a particular taxonomic group either observed or expected to occur on-site. No special-status wildlife species were observed during the survey.

Amphibians and Fish

No amphibian or fish species were observed on-site during the general biological reconnaissance survey. Because of arid climate in the region, amphibians are uncommon and typically limited to areas where sufficient sources of water are present. A channelized drainage feature paralleling SR-210 conveys water runoff to the Santa Ana River, but it does not likely hold water for sufficient periods that would allow for occurrence of fish or amphibians. A basin associated with the Citrus Valley High School grounds may hold water during storm events but would likely not support breeding habitat for amphibians. With no apparent open water sources on-site or in the vicinity, amphibians and fish are not expected to occur on-site or within a 500-foot buffer.

Birds

Avian activity was moderate during the field survey. FCS Biologists identified common native and non-native species, including mourning dove (*Zenaida macroura*), Eurasian collared dove (*Streptopelia decaocto*), rock pigeon (*Columba livia*), Anna's hummingbird (*Calypte anna*), red-tailed hawk (*Buteo jamaicensis*), American kestrel (*Falco sparverius*), American crow (*Corvus brachyrhynchos*), common raven (*Corvus corax*), horned lark (*Eremophila alpestris*), bushtit (*Psaltriparus minimus*), black phoebe (*Sayornis nigricans*), European starling (*Sturnus vulgaris*), northern mockingbird (*Mimus polyglottos*), California towhee (*Melozone crissalis*), house sparrow (*Passer domesticus*), house finch (*Haemorhous mexicanus*), and western meadowlark (*Sternella neglecta*). Birds may find nesting platforms throughout the project site on bare ground, in grasses, shrubs, and trees, and in similar habitats and on buildings within 500 feet of the project.

Invertebrates

Three butterflies, painted lady (*Vanessa cardui*), common buckeye (*Junonia coenia*), and cabbage white (*Pieris rapae*), were observed on-site, as were European honeybees (*Apis mellifera*), houseflies (*Musca domestica*), oblique streaktail (*Allograpta obliqua*), California harvester ant (*Pogonomyrmex californicus*), and blue dasher (*Pachydiplax longipennis*). Other invertebrates that likely occur at the site year-round or during seasonal pulses include several species of beetles, flies, ants, bees, wasps, moths and butterflies, and spiders and tarantulas, among others.

Mammals

Two mammalian species were observed on-site during the general biological field survey, including California ground squirrel (*Otospermophilus beecheyi*) and desert cottontail (*Sylvilagus audubonii*). Burrows, scat, and tracks of other mammals were evident on-site, including coyote (*Canis latrans*), and valley pocket gophers (*Thomomys bottae*). Other mammalian species that may be present on the project site include Virginia opossum (*Didelphis virginiana*), California myotis (*Myotis*

californicus), raccoon (*Procyon lotor*), striped skunk (*Mephitis mephitis*), western harvest mouse (*Reithrodontomys megalotis*), black rat (*Rattus rattus*), and house mouse (*Mus musculus*).

Reptiles

Two reptiles, western side-blotched lizard (*Uta stansburiana elegans*) and Great Basin fence lizard (*Sceloporus occidentalis longipes*), were observed on the project site. Other common reptiles that may occur on-site include San Diego gophersnake (*Pituophis catenifer annectens*) and California kingsnake (*Lampropeltis californiae*). Wildlife Movement Corridors

A channelized drainage located west of the project site but within its 500-foot buffer likely provides a movement corridor for a number of terrestrial wildlife species, including Virginia opossum, coyote, raccoon, striped skunk, several rodent species, and several lizard species, including San Diegan tiger whiptail. The channelized drainage provides a connection and movement corridor between the Santa Ana River Wash to the north and the parcel supporting ruderal vegetation located directly southwest of the project site. The channelized drainage supports native riparian woodland species and eucalyptus trees that provide cover for dispersing wildlife species. The bank of the channelized drainage and portions of the terrace area adjacent to and up to approximately 30 feet of the edge of the bank likely also function as a part of the wildlife movement corridor. The channelized drainage bank and the adjoining terrace may be particularly useful for wildlife movements in areas where homeless encampments within the channelized drainage may limit the movement of some wildlife species. The project site itself does not serve as a wildlife movement corridor.

4.2.2 - San Bernardino Merriam's Kangaroo Rat Habitat Assessment

San Bernardino Merriam's kangaroo rat occurs on alluvial floodplains of the Santa Ana River and its tributaries and adjacent upland habitats in the San Bernardino, Menifee, and San Jacinto Valleys in San Bernardino and Riverside Counties. The Santa Ana River supports suitable habitat and one of the largest extant populations of the species.[21] Critical habitat for the species was designated in the Santa Ana River Wash by the USFWS. San Bernardino Merriam's kangaroo rat prefers early (pioneer) and intermediate successional stages of Riversidian alluvial fan sage scrub, a plant community with coastal sage scrub and chaparral elements on alluvial terraces and braided river channels in Southern California.[22] The species excavates burrows in loose, sandy soils, usually near or beneath shrubs. The species may also occur in abandoned agricultural fields and orchards, but usually only when such habitats are adjacent to suitable natural habitats. San Bernardino Merriam's kangaroo rat abundance is greatest in areas of sandy soils with low-to-moderate perennial vegetative cover (less than 30 percent to 50 percent) and minimal density of non-native annual grass cover.[23,24] Presence of San Bernardino Merriam's kangaroo rat is negatively correlated with dense stands of non-native

[21] McKernan, R.L. 1997. The status and known distribution of the San Bernardino kangaroo rat (*Dipodomys merriami parvus*): field surveys conducted between 1987 and 1996. Prepared for the United States Fish and Wildlife Service, Carlsbad, California.
[22] McKernan, R.L. 1997. The status and known distribution of the San Bernardino kangaroo rat (Dipodomys merriami parvus): field surveys conducted between 1987 and 1996. Prepared for the United States Fish and Wildlife Service, Carlsbad, California.
[23] Ibid.
[24] MEC Analytical Systems, Inc. 2000. Final report of findings for the San Bernardino kangaroo rat and Habitat relationships 1999 field study for the Santa Ana River alluvial fan, San Bernardino County, California. Report prepared for the United States Army Corps of Engineers, Los Angeles District.

grasses and areas dominated by surface boulders and rocks, and positively correlated with sandy soils, sparse vegetation cover, and presence of scalebroom (*Lepidospartum squamatum*).[25,26]

Habitat conditions on the project site, including the open, ruderal, grassland-like habitat appear to be marginally suitable for San Bernardino Merriam's kangaroo rat occupancy. Portions of the Song Property may have been used for planting of citrus orchards during historical times, and building ruins located on the Emm Property indicates it was previously occupied and used by humans. In recent years regular disking of the project site has maintained an open habitat that is preferred by San Bernardino Merriam's kangaroo rats, allowing them to recolonize the site after the removal of orchards and abandonment of residential/agricultural use of the site. The channelized drainage west of the project site provides a potential wildlife movement corridor that could allow access of the site by San Bernardino Merriam's kangaroo rats from the Santa Ana River, where a large population of the species is known to occur north of the project site.[27]

[25] Root, B. 2008. 2005-2007 San Bernardino Kangaroo Rat Mark-Recapture Survey Analyses from the Woolly Star Preserve Area, San Bernardino County, California. Report prepared for the United States Army Corps of Engineers, Los Angeles District. 87 pp.

[26] Root, B. 2008. 2006-2007 San Bernardino Kangaroo Rat Occupancy Survey Analyses from the Woolly Star Preserve Area, San Bernardino County, California. Prepared for the United States Army Corps of Engineers. United States Fish and Wildlife Service. December. 153 pp.

[27] McKernan, R.L. 1997. The status and known distribution of the San Bernardino kangaroo rat (*Dipodomys merriami parvus*): field surveys conducted between 1987 and 1996. Prepared for the United States Fish and Wildlife Service, Carlsbad, California.

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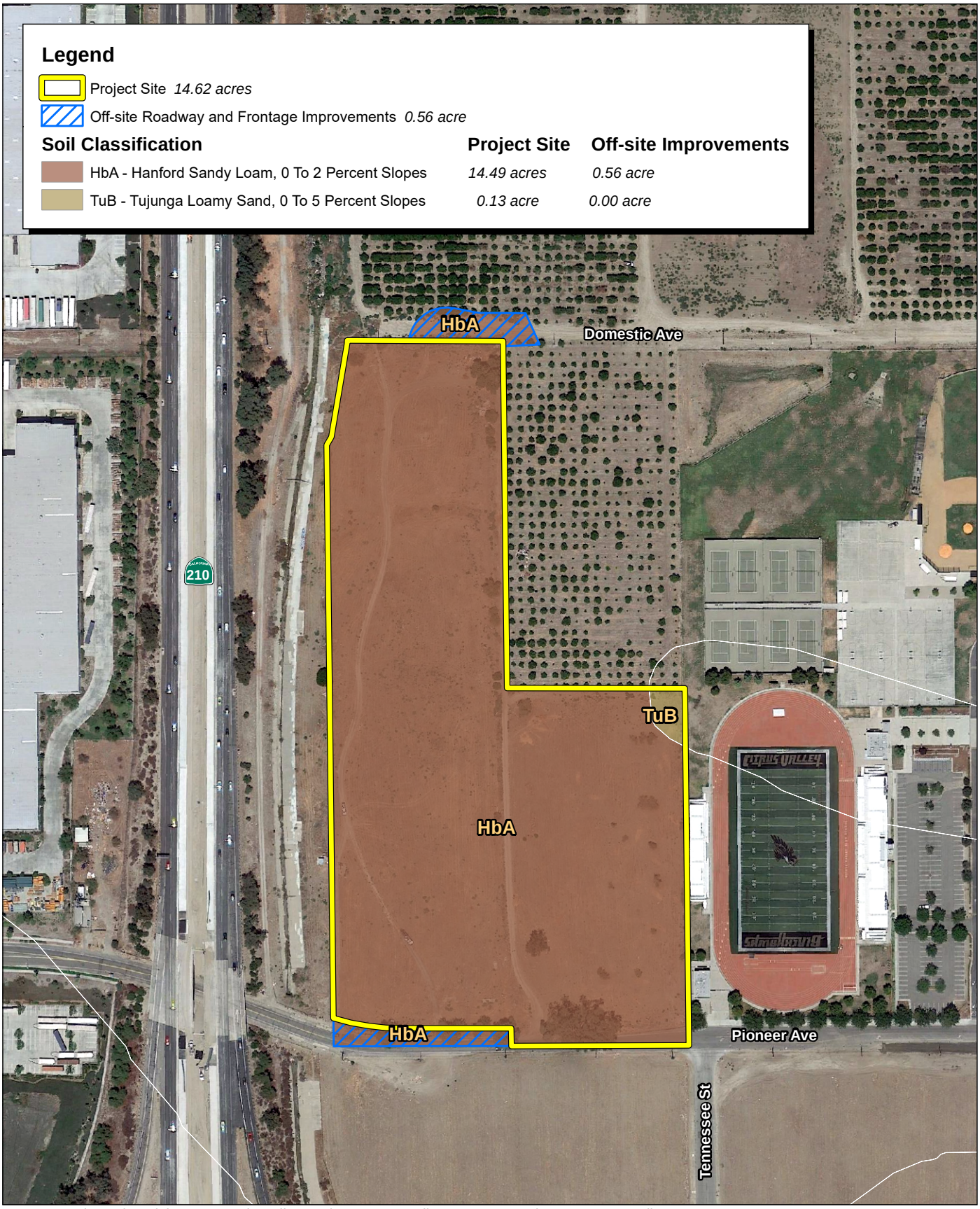

Source: Google Earth Aerial Imagery. Huitt-Zollars, 08/2022. USDA Soils Data Mart, Southwest San Bernardino.

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Exhibit 4
Soils Map

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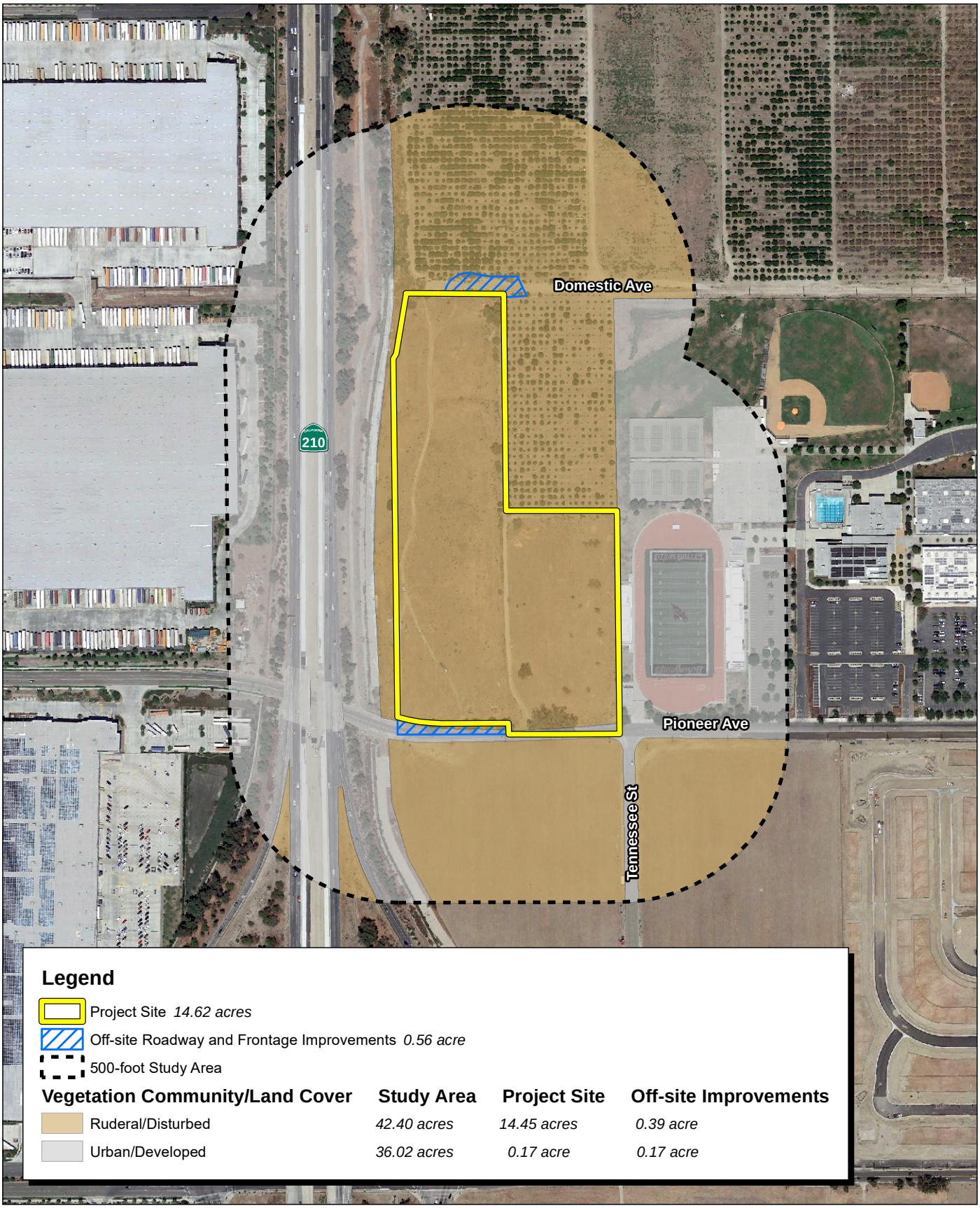

Source: Google Earth Aerial Imagery. Huitt-Zollars, 08/2022.

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Exhibit 5
Vegetation Community/Land Cover

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SECTION 5: SENSITIVE BIOLOGICAL RESOURCES DATABASE REVIEWS

The following section discusses the results of the database reviews for sensitive biological resources and an analysis of the potential for these resources to occur within the project site based on existing biological conditions on and adjacent to the site.

5.1 - Sensitive Natural Communities

Sensitive natural communities are vegetation communities or special wildlife habitats that are rare or occur in limited distributions or provide specific habitat requirements for special-status plant or wildlife species. The CDFW maintains a list of natural communities which attempts to classify vegetation types found within the State of California and rank them based on rarity. Communities ranked S1-S3 are considered sensitive natural communities.[28] The CNDDB identified three sensitive natural communities that are known to occur within 5 miles of the project site: Southern Mixed Riparian Forest, Southern Sycamore Alder Riparian Woodland, and Riversidian Alluvial Fan Sage Scrub. Seven sensitive natural communities, including Canyon Live Oak Ravine Forest, Southern Coast Live Oak Riparian Forest, Southern Cottonwood Willow Riparian Forest, Southern Riparian Forest, Southern Riparian Scrub, Southern Sycamore Alder Riparian Woodland, and Southern Willow Scrub have been recorded in the CNDDB between 5 and 10 miles from the project site.[29] These communities are not present on or adjacent to the project site.

5.2 - Special-status Plant Species

According to the CNDDB, 19 special-status plant species have been recorded within 5 miles of the project site and an additional 14 species have been recorded between 5 and 10 miles from the project site.[30,31] An additional 50 species were identified on the 9-quadrangle CNPSEI search, and one additional species was identified in the USFWS IPaC review (Appendix C, Table 1). Table 1 in Appendix C includes the species' status, required habitat, and a summary analysis of the potential for each of these species to occur on the project site. Special-status plant species that were determined to have low or no potential to occur on-site appear in the table with justification for their exclusion from further discussion. The potential for occurrence of a species was based on presence of suitable habitats, soil types, and occurrences recorded by the CNPSEI and CNDDB.[32,33] Previous and significant surface disturbances evident throughout the project site and the presence and abundance of several non-native, invasive, annual plant species there have likely lowered the potential for persistence and occurrence of populations of many special-status plant species.

[28] California Department of Fish and Wildlife (CDFW). 2021. Natural Communities List, Sacramento: California Department of Fish and Wildlife. Website: https://wildlife.ca.gov/Data/VegCAMP/Natural-Communities#sensitive%20natural%20communities. Accessed March 2023.

[29] California Department of Fish and Wildlife (CDFW). 2021. Biogeographic Information and Observation System (BIOS 5). Website: https://map.dfg.ca.gov/bios/. Accessed March 2023.

[30] Ibid.

[31] California Department of Fish and Wildlife (CDFW). 2021. CNDDB RareFind 5 California Natural Diversity Database Query for Special-Status Species. Website: https://map.dfg.ca.gov/rarefind/view/RareFind.aspx. Accessed March 2023.

[32] California Native Plant Society (CNPS). 2021. California Native Plant Society Rare and Endangered Plant Inventory. Website: http://www.rareplants.cnps.org/. Accessed March 2023.

[33] California Department of Fish and Wildlife (CDFW). 2021. Biogeographic Information and Observation System (BIOS 5). Website: https://map.dfg.ca.gov/bios/. Accessed March 2023.

5.2.1 - Potential for Occurrence of Special-status Plants

The project site is significantly disturbed and is surrounded by urbanized development and undeveloped lands that have been repeatedly disturbed (disked). Because of the conditions on and adjacent to the project site, all special-status plants that occur in the region were assessed as having no potential for occurrence (Appendix C, Table 1). Thus, special-status plants are not expected to occur on the project site and are not discussed further.

5.3 - Special-status Wildlife Species

Forty-two special-status wildlife species were identified as occurring within 5 miles of the project site as recorded in the CNDDB and an additional 14 species were identified in the USFWS IPaC review (Appendix C, Table 2).[34,35,36] Table 2 in Appendix C includes the species' status, required habitat types and features, and potential to occur within the project site. The table also includes special-status wildlife species that have been determined to have low or no potential to occur on-site, primarily based on the absence of suitable habitat and the lack of recorded occurrence in the project vicinity, along with other justification(s) for their exclusion from further discussion. Special-status wildlife species with moderate to high potential to occur on-site are analyzed further below. The potential for wildlife to occur on the project site was based on presence of suitable habitats and occurrences recorded in the CNDDB.

5.3.1 - Potential for Occurrence of Special-status Wildlife

The project site contains suitable habitat conditions that provide at least a moderate potential for the following special-status wildlife species to occur on-site:

Species evaluated with a **moderate** potential to occur include:

- San Diegan tiger whiptail
- Southern California legless lizard *(Anniella stebbinsi*)
- Cooper's hawk (*Accipiter cooperii*)
- burrowing owl (*Athene cunicularia*)
- California horned lark
- San Bernardino Merriam's kangaroo rat

All other species were assessed as having no or low potential to occur because the project site is outside of the known distributional range of the species or did not support suitable habitat (Appendix C, Table 2). Those species with moderate or high potential to occur on-site are discussed below.

[34] California Department of Fish and Wildlife (CDFW). 2021. CNDDB RareFind 5 California Natural Diversity Database Query for Special-Status Species. Website: https://map.dfg.ca.gov/rarefind/view/RareFind.aspx. Accessed March 2023.
[35] California Department of Fish and Wildlife (CDFW). 2021. Biogeographic Information and Observation System (BIOS 5). Website: https://map.dfg.ca.gov/bios/. Accessed March 2023.
[36] United States Fish and Wildlife Service (USFWS). 2021. Information for Planning and Consultation (IPaC). Website: https://ecos.fws.gov/ipac/. Accessed March 2023.

Moderate Potential

San Diegan tiger whiptail

The San Diegan tiger whiptail typically occurs in arid scrublands with sparse vegetation. This whiptail can also be found within forests, woodlands, chaparral and riparian areas. It feeds on small invertebrates, especially spiders, scorpions, centipedes, termites, and other small lizards. This species was observed on a parcel adjacent to the project site during a biological survey by FCS in 2020. There are three recent records (from 2014, 2015, and 2016) within 5 miles of the project site. One observation was in an area that supported remnant Riversidean fan sage scrub and annual grassland habitat near the channelized drainage. The channelized drainage feature is located just west of the current project site, therefore, there is moderate potential for this species to occur on-site.

Southern California legless lizard

The Southern California legless lizard is found in coastal sand dunes and a variety of interior habitats, including sandy washes and alluvial fans. Much of the coastal dune habitat it lives in has been destroyed by coastal development. Suitable habitat for this species may be present in ruderal habitats on and adjacent to the project site. There are six recent and two historical records within 5 miles of the project site, and 11 recent and six historical records between 5 and 10 miles from the project site. The regular and recent disking of the project site likely make the area less suitable for occurrence of this species.

Cooper's hawk

The Cooper's hawk is a California Species of Special Concern that inhabits forested or wooded riparian areas throughout California. The species capture prey (typically mid-sized birds) from cover or while flying quickly through dense vegetation, relying on surprise. There is suitable foraging and nesting habitat for this species in the ornamental trees on and adjacent to the project site. There is one historical record within 5 miles of the project site. There is moderate potential for this species to occur on-site as a forager or nester.

Burrowing owl

The burrowing owl is an owl in the family Strigidae. Burrowing owls occur in open, dry, annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation. This species utilizes, modifies, and nests in burrows created by other species, most notably those of the California ground squirrel, but also those excavated by coyotes, desert kit foxes, desert tortoises, American badgers, and other burrowing mammals. Burrowing owl populations are threatened by habitat loss, pesticide use, and ground squirrel eradication programs, which limit suitable burrowing habitat. This species is considered a Special Species of Concern (SSC) by the CDFW and a Bird of Conservation Concern (BCC) by the USFWS. Nesting burrows of this species are protected by the MBTA and Fish and Game Codes pertaining to native nesting avian species.

The project site contains suitable open habitat with low-growing vegetation. There were numerous California ground squirrel burrows observed on the project site and adjacent properties. There are 11 recent records within 5 miles of the project site and 40 recent records between 5 and 10 miles

from the project site (Exhibit 6).[37] There is moderate potential for this species to occur on-site as a breeder, winter resident, and/or for post-breeding dispersal.

California Horned Lark

California horned lark is designated as a California Species of Special Concern. This species is a common to abundant year-round resident that inhabits a variety of open habitats, such as grasslands and other open habitats with low, sparse vegetation, and typically where trees and large shrubs are absent. California horned lark nest on the ground, building grass-lined nests in a cup-shaped depression on open ground. This species is very gregarious and often forms large flocks that forage and roost together after the breeding season. California horned lark eats insects, snails, and spiders during breeding season and grass and forb seeds and other plant matter outside of the breeding season. There is one historical record within 5 miles of the project site. (Exhibit 6).[38] The open areas on and adjacent to the project site may provide suitable foraging and nesting habitat for this species, and there is moderate potential for this species to occur there.

Loggerhead Shrike

The loggerhead shrike is a passerine bird in the family Laniidae. This species inhabits open country with short vegetation and well-spaced shrubs or low trees, particularly those with spines or thorns. They frequent agricultural fields, pastures, old orchards, riparian areas, desert scrublands, savannas, prairies, golf courses, and cemeteries. Loggerhead shrikes were once widely distributed across southern Canada, the contiguous United States and Mexico; however, their populations have declined significantly since the 1960s. They are considered a SSC by the CDFW and a BCC by the USFWS. Their nests are protected by the MBTA and Fish and Game Codes pertaining to native nesting avian species. There is one historical record within 5 miles of the project site. There is moderate potential for this species to forage and nest on the project site.

San Bernardino Merriam's Kangaroo Rat

The San Bernardino kangaroo rat (SBKR) is one of three subspecies of the Merriam's kangaroo rat. The Merriam's kangaroo rat is a widespread species that can be found from the inland valleys to the deserts of Southern California. The subspecies known as the San Bernardino kangaroo rat, however, is confined to inland valley scrub communities, and more particularly, to scrub communities occurring along rivers, streams and drainages. Most of these systems have been historically altered as a result of flood control efforts and the increased use of river resources, including mining, off-road vehicle use and road and housing development. This increased use of river resources has resulted in a reduction in both the amount and quality of habitat available for the San Bernardino Merriam's kangaroo rat. Marginally suitable habitat for this species is present on-site. There are 11 recent records (between 2004 and 2017) and two historical records (1989 and 1997) of San Bernardino Merriam's kangaroo rat within 5 miles of the project site and seven recent records (between 2003 and 2017) and one historical record (1990) between 5 and 10 miles from the project site. Most

[37] California Department of Fish and Wildlife (CDFW). 2021. Biogeographic Information and Observation System (BIOS 5). Website: https://map.dfg.ca.gov/bios/. Accessed March 2023.
[38] Ibid.

records were recorded in Riversidean alluvial fan sage scrub habitat, and one record from 2004 was in a recently disked agricultural field.

Our Biologists conducted an SBKR survey and habitat assessment on March 9, 2023, to determine both the quality of habitat for SBKR and to assess the parcels for current SBKR use by conducting a burrow survey.[39] Burrows were not observed in most of the site due to the recently tilled soil, which would remove any existing burrows. Burrows were observed on the northeastern edge of the review site in a narrow 10-foot by 100-foot tract of undisturbed ground, half covered with forbs and concrete debris. These burrows were not SBKR burrows because they were either too small or too large and did not have signs of SBKR use. The small burrows were approximately 1.5-2 inches in diameter, and are too small to be used or made by SBKR. The larger burrows were 5.5-6 inches or greater in size and had often an oblong or non-circle entrance. These larger burrows were active with California ground squirrel that were observed frequently along this berm. No burrows were observed in the densely vegetated portions of the berm or in the tilled areas. Each of the burrows were inspected for signs of use by SBKR (tail drags or scat) and showed no signs of SBKR activity.

SBKR habitat has been characterized as areas with a sandy substrate and with a low to moderate perennial vegetative cover absent a dense cover of non-native, annual grasses. SBKR prefers areas with smaller shrubs sparsely spaced and bare sandy ground between the shrubs. The project site lacks the frequent alluvial action that creates SBKRs preferred conditions found in the active floodplain to the north of the review area, and the area lacks the typical plant cover characteristics of SBKR habitat. The tilled areas would not be considered SBKR habitat due to the lack of vegetation and disturbance that altered the soils and plants. The few untilled areas are covered in dense ruderal plants, which do not support SBKR, and in areas where the plant density is sparser, the burrows were not of the size or shape of SBKR. Because of the tilled bare soil, lack of typical plant species and composition, and the position of the site away from any alluvial action of the river, the site lacks habitat for SBKR.

5.3.2 - Nesting Birds

The project site contains numerous surfaces, structures, and vegetation that could provide suitable nesting habitat for bird species protected under the MBTA and the Fish and Game Code. These species include Cooper's hawk, burrowing owl, California horned lark, loggerhead shrike, and other native avian species. Construction activities could disturb nesting and breeding birds in trees and shrubs within and around the construction site. Potential impacts on special-status and migratory birds that could result from construction and operation of the proposed project include destruction of eggs or occupied nests, mortality of young, and abandonment of nests with eggs or young birds prior to fledging.

5.4 - Potentially Jurisdictional Waters and Wetlands

The project site does not contain any potentially jurisdictional waters or wetlands within its boundaries; therefore, a formal Jurisdictional Delineation is not required. However, it should be

[39] South Environmental. 2023. San Bernardino Kangaroo Rat Habitat Assessment and Survey, Song and Emm Properties Project, City of Redlands, San Bernardino County, California, March 9, 2023.

noted that the concrete drainage channel located immediately to the west of the Song Property may be a jurisdictional water of the United States and water of the State (i.e., a State and federal protected water resource), owing to its connection to the Santa Ana River.

5.5 - Protected Trees

Several trees on-site may meet criteria for protection under Chapter 12.52 of the Redlands City Code. Several of the native black elderberry trees on-site appeared to exhibit combined trunk diameters that exceed 8-inches at 4.5 feet above the ground surface. Additionally, the row of lemon-scented gum trees along Pioneer Avenue may be located in a public right-of-way, which would qualify them as public trees. Black elderberry trees with cumulative trunk diameters of 8 inches or greater and any lemon-scented gum trees in a public right-of way may be subject to protection under Redlands City Code Chapter 12.52.

Exhibit 6: Special-status Species Occurrences in the Project Vicinity

This exhibit contains sensitive information relating to Biological Resources and is not intended for public distribution pursuant to Public Resources Code Section 21082.3(C)(2). A copy of confidential Exhibit 6 is on file with FirstCarbon Solutions and is available to qualified professionals upon request.

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SECTION 6: IMPACT ANALYSIS AND RECOMMENDATIONS

The following discussion addresses potential project impacts on regulated biological resources, including special-status species, and recommends measures to avoid and/or mitigate impacts to a less than significant level under CEQA. These impacts and others are analyzed and addressed with proposed Mitigation Measures (MMs) that would avoid or lessen them.

6.1 - Special-status Wildlife Species

Burrowing owl, a California Species of Special Concern, was assessed as having a moderate potential to occur on the project site. To prevent potential project impacts on burrowing owl that may utilize the project site, the following mitigation measures are recommended.

Mitigation Measure

MM BIO-1 Pre-Construction Surveys for Burrowing Owl (including avoidance if found)

- **Burrowing Owl Pre-construction Survey:** The project applicant shall retain a qualified Biologist to perform a pre-construction burrowing owl survey to determine whether burrowing owls are present within 30 days prior to construction activities, according to the California Department of Fish and Wildlife (CDFW) 2012 guidelines. If construction is delayed or suspended for more than 30 days after the survey, the area shall be resurveyed. Survey for occupied burrows shall be completed within all construction areas and within 300 feet from the proposed project impact area (where possible and appropriate based on locations of barren or ruderal habitats). At least 15 days prior to the expected start of any project-related ground disturbance activities, or restart of activities, the City shall provide a burrowing owl survey report with mapping exhibits to the CDFW. If no burrowing owls are detected during the pre-construction survey, no further action is necessary.
- **Agency Consultation, Mitigation, and Avoidance:** If burrowing owls are detected during the pre-construction survey, the City shall consult with the CDFW and United States Fish and Wildlife Service (USFWS) to develop and implement a Burrowing Owl Mitigation Plan that includes mitigation measures outlined in CDFW (2012) guidelines and a Worker Environmental Awareness Program (WEAP).

There is moderate potential for two special-status lizards, San Diegan tiger whiptail and Southern California legless lizard, to occur within the project site.

MM BIO-2 Pre-Construction Surveys for Special-status Reptiles (including avoidance if found)

- **Pre-construction Survey:** Prior to the issuance of a grading permit, the project applicant shall provide evidence that a qualified Biologist has been retained to perform a pre-construction survey of the entire project impact area, including any staging/laydown areas, for Southern California legless lizard and San Diegan tiger

whiptail no more than 7 days prior to initiating project activities.
If special-status wildlife species are observed during construction activities, all work within 50 feet of the animal(s) will be stopped. At no time shall work occur within 50 feet of the animal without the Biological Monitor present. Any special-status wildlife species detected within the project impact area, including any staging/laydown areas, shall be allowed to move away on their own and shall not be captured or handled without authorization from the California Department of Fish and Wildlife (CDFW) or United States Fish and Wildlife Service (USFWS).

- **Avoidance of Entrapment:** To prevent inadvertent entrapment of animals during construction, all excavated, steep-walled holes or trenches may need to be covered at the close of each working day with plywood or other suitable material or provided with one or more escape ramps constructed of earth fill or wooden planks. The project applicant shall retain a qualified Biologist to regularly inspect open trenches during the construction phase.
- **Environmentally Sensitive Area Fencing:** Areas that support sensitive habitats or species shall be temporarily fenced to protect them from construction activities and traffic. The project applicant may need to retain a qualified Biologist to monitor Environmentally Sensitive Areas during the construction phase.
- **Worker Environmental Awareness Program:** A Worker Environmental Awareness Program (WEAP) training shall be implemented to educate construction workers about the presence of special-status plant and wildlife species on and near the project site and shall be administered to construction personnel prior to the initiation of ground-disturbing or vegetation/habitat altering activities.

San Bernardino Merriam's Kangaroo Rat

The project site lacks habitat for SBKR due to the tilled nature, lack of typical plant species and composition, and the position outside of alluvial action of the river. The small mammal burrows at the site were determined to be made by other species and lacked the characteristics of SBKR burrows. Furthermore, no SBKR individuals were observed and there were no signs of SBKR activity in the vicinity of the burrows (e.g., tail drag marks, scat). Therefore, SBKR is considered absent from the site. The exclusionary fencing surrounding the site will ensure that no SBKR will be able to populate the site in the future and it will remain free of SBKR.

Nesting Birds

Birds protected under the MBTA or California Fish and Game Code are considered sensitive during the active nesting period. The project site contains several large and medium sized trees which could provide suitable habitat for nesting birds including special-status species such as Cooper's hawk and loggerhead shrike. The project site also contains open ruderal habitat that could provide suitable habitat for ground-nesting birds such as California horned lark and burrowing owl. Construction activities that occur during the avian nesting season (generally February 1 to August 31) could disturb nesting sites for bird species protected under the MBTA or the Fish and Game Code. The removal of trees during the nesting season could result in direct harm to nesting birds, while noise, light and other man-made disturbances may cause nesting birds to abandon their nests. The project applicant shall implement the following mitigation measures to ensure that project impacts on nesting birds are less than significant:

- **Seasonal Avoidance:** If feasible, tree removal and vegetation clearing should be limited to the non-nesting season (September 1 through January 31).
- **Pre-construction Nesting Bird Surveys:** If the project requires trees to be removed during the nesting season (February 1 through August 31), a qualified Biologist shall conduct pre-construction surveys for migratory birds on the project site, including a 300-foot survey buffer, no more than 3 days prior to the start of ground-disturbing activities. If construction is delayed or suspended for more than 3 days after the survey, the area shall be resurveyed to re-confirm the presence/absence of any active nests.
- **Monitoring of Active Nests:** If an active nest is located during pre-construction surveys, the USFWS and/or the CDFW (as appropriate) will be notified regarding the status of the nest. Furthermore, construction activities will be restricted as necessary to avoid disturbance of the nest until it is abandoned, or the Biologist deems disturbance potential to be minimal. Restrictions may include establishment of exclusion zones (no ingress of personnel or equipment at a minimum radius of 300 feet around an active raptor nest and 50-foot radius around an active non-raptor passerine bird nest) or alteration of the construction schedule.
- A qualified Biologist will delineate the buffer using nest buffer signs, environmentally sensitive area fencing, pin flags, and or flagging tape. The buffer zone will be maintained around the active nest site(s) until the young have fledged and are foraging independently.

Potentially Jurisdictional Features

Project construction activities on the western side of the Song Property could cause sediment to enter the channelized drainage and result in indirect impacts to the drainage channel and water quality downstream, potentially including through spills and stormwater runoff during construction. Therefore, implementation of water quality protection Best Management Practices (BMPs) are recommended. These shall include the following:

- Construction General Permit from the RWQCB.
- Stormwater planning documents consistent with the requirements of the RWQCB (e.g., a Storm Water Pollution Prevention Plan [SWPPP] that complies with current National Pollution Discharge Effluent Standards [NPDES]).
- BMPs to control the pollutants in stormwater runoff (e.g., silt fencing, straw wattles, etc.).

Protected Trees

The project site supports several native black elderberry trees with combined trunk diameters that exceed 8 inches, and lemon-scented gum trees in a public right-of-way, which may be regulated by Chapter 12.52 of the City Code of Redlands. If any of these trees would be removed during development of the project, the applicant shall be required to obtain a tree removal permit from the City of Redlands prior to their removal. As part of the application for a removal permit and as mitigation to reduce potential impacts to less than significant, the project applicant shall provide a report prepared by a certified arborist that determines which trees present on-site would be protected under the City Code and provides recommendations for their removal and replacement.

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Appendix A: Professional Qualifications

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Email: julianacsouth@gmail.com
Mobile: 314-805-5566

EDUCATION

B.S., Physics and Astronomy, University of Rochester, 2022

B.A., Religious Studies, University of Rochester, 2022

SKILLS

-Scientific collection and management of field data

-Technical Writing

-Python for data analysis and data visualization

-Experimental conception and design

-Grant writing and coordination of award usage

Lucas South

BIOLOGIST

Lucas South is a current environmental professional and recent graduate from the University of Rochester, with a Bachelor of Science in Astrophysics. During their degree they gained extensive lab experience in experimental data collection and technical writing (3 years), winning 3 grants for their work in granular physics. More recently they have endeavored to apply their skills to the area of biological monitoring and conservation. They have experience in avian biological monitoring for a major environmental consulting firm during which they conducted field biological research in the Midwestern region. Most recently, Lucas has spent time collecting field data on mortalities of avian and bat species at wind energy farms.

Mr. South's educational background in physics and planetary science has led to an interest in researching more on environmental impacts on earth, especially in the context of continuing climate change. Their professional experience in biological monitoring has created a specific interest in avian species. They also seek to apply skills of data analytical techniques with Python and technical writing toward facilitating different research projects centered around the conservation of critical natural resources.

EXPERTISE

- **Biological Monitoring.** Mr. South has experience monitoring utilities and energy farms for living and deceased avian species.
- **Bird and Bat Identification.** Mr. South has experience in identifying migratory and resident bird and bat species throughout the Midwestern region, including identification of endangered species.
- **Data Acquisition.** Mr. South has experience with data acquisition systems that utilize GIS, as well as laboratory data management systems.
- **Data Management and Analysis.** Mr. South has significant expertise in conducting statistical analyses on data through the Python programming language, including the creation and usage of large data structures.
- **Scientific Writing.** Mr. South has expertise in writing scientific reports, presentations, and grant proposals, having contributed to 3 journal publications, and acquired 3 grants.

SE

SELECT PROJECT EXPERIENCE

MidAmerican Wind Project WEST (2022) - As a Biological Field Technician for Western EcoSystems Technology Inc., Lucas's responsibilities were to provide quality data collection and to support their technician team. Duties included:

- Conducting biological monitoring and research on avian species and bats, both migratory and resident
- Maintaining strict data quality requirements while utilizing specialized field GIS equipment
- Conducting searcher efficiency and carcass persistence tests
- Coordinating with a team of avian biologists to confirm identifications and manage endangered species find responses
- Effectively communicating and coordinating with field team and wind farm managers to maintain field safety standards

Lead Research Assistant, Asteroid Environments Laboratory (2019-2022) - As a project leader in Dr. Quillen's astrophysics laboratory at the University of Rochester, Lucas's responsibilities were to design data taking procedures and strategically implement grant funding. Duties included:

- Creating scientific reports and presentations to communicate results of laboratory experiments
- Writing grant proposals and managing acquired funding to complete experimental goals while working with 8-10 collaborators
- Designing physics experiments that utilized an accelerometer array to obtain 150+ data sets
- Analyzing physical data using the Python language and creating data visualization tools, as well as creating theoretical models for data comparison

Publications

- ***Boulder Stranding in Ejecta Launched by an Impact Generated Seismic Pulse***, Wright, E., Quillen, A. C., South, L., Nelson, R. C., Sánchez, P., Martini, L., Schwartz, S. R., Nakajima, M., Asphaug, E., 2020, Icarus, 337, 113424.
- ***Ricochets on Asteroids: Experimental Study of Low Velocity Impacts into Granular Media***, Wright, E., Quillen, A. C., South, L., Nelson, R. C., Sánchez, P., Siu, J., Askari, H., Nakajima, M., Schwartz, S. R., 2020, Icarus, 351, 113963.
- ***Propagation and Attenuation of Pulses Driven by Low Velocity Normal Impacts in Granular Media,*** Quillen, A. C., Neiderbach, M., Suo, B., South, L., Wright, E., Skerrett, N., Sánchez, P., Cúñez, F. D., Miklavcic, P., Askari, H., 2022, Icarus, 115139.

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EDUCATION

B.S., Wildlife Ecology, University of Wisconsin-Madison, 2004

CERTIFICATIONS

Certified Wildlife Biologist, The Wildlife Society 2014

ISA Certified Arborist (WE-12564A) 2019

Certified Technical Service Provider (TSP) for Fish and Wildlife Management Plans, USDA NRCS 2017

Authorized Desert Tortoise Biologist – Numerous BOs

Unmanned Aircraft System Pilot Certification, FAA #4177603

TRAINING

Wetland Delineation Training Course – The Wetland Institute (2014)

Southwest Willow Flycatcher Workshop, 2017

USGS Desert Tortoise Health Assessment and Tissue Collection Techniques Training, 2009

Matthew South

PRINCIPAL BIOLOGIST

Matthew South founded South Environmental in 2018. He is a certified wildlife biologist and certified arborist with 17 years of professional experience providing natural resources consulting services for a wide variety of clients that include residential, commercial, government, utility, infrastructure, research, and non-profit projects. For the last 13 years, Mr. South has been an environmental consultant in southern California acting as a Wildlife Biologist and Geographic Information System (GIS) Analyst. In early 2018 he started South Environmental and has since been supporting clients in Los Angeles, San Bernardino, and Riverside Counties.

Mr. South's background in ecology has led to a passion for conservation planning and resources assessments for the purpose of preservation and management. The integration of the latest technologies such as advanced GIS systems, mobile computing, and drone sensing allows him to innovate new data collection, analysis, and collaboration tools for the environmental sciences that produce more accurate data and better-informed resource managers.

EXPERTISE

- **Conservation and Management Planning.** Mr. South's has extensive experience preparing mitigation and monitoring plans, habitat conservation plans, and technical biological resources management plans that are compliant with federal, state, and local regulations. Mr. South is the only active NRCS TSP for Fish and Wildlife Plans Certified in California.
- **Biological Resources Assessment.** Mr. South has completed dozens of biological resources assessments throughout southern California.
- **Rare Plants and Arborist Services.** Mr. South has surveyed and assessed thousands of native and landscaped trees in southern California. He is a certified arborist with 5-years of tree survey experience working closely with some of the most experienced arborists in California. In addition, he has performed hundreds of hours of rare plant surveys and habitat assessments.
- **Wetland & Jurisdictional Delineations.** Mr. South has conducted dozens of jurisdictional and wetland delineations per the guidelines and methods from the US Army Corps of Engineers (USACE), California Department of Fish and Wildlife (CDFW), and the state Regional Water Quality Control Boards (RWQCB).
- **GIS.** Mr. South is an expert at spatial data collection and analysis using ESRI mobile and desktop software products and Trimble hardware.

SELECT PROJECT EXPERIENCE

Southern California Edison (SCE) As-Needed Natural and Cultural Resources Services (2021-ongoing). As a subconsultant on this contract for multiple Primes (SWCA, EI, Rincon, Cardno, and ERM), South Environmental has focused its biological resources services on wetland delineations and permitting efforts for SCE throughout all its regions. From single pole delineations in roadside ditches to several hundred poles through miles of wet meadows in the Sierras, the projects vary in size and complexity as well as location. Primarily, delineations have been in the Sierras with the largest and most complex projects in Inyo and Mono Counties and several in Kern and Tulare. A few of the specific projects include

- Pickle Meadow: Aquatic Resources Delineation Report and Permitting for 300-poles located in a wet meadow behind Bridgeport Reservoir.
- Kern River: Wetland Delineation and Permitting for 15 pole replacements in Kernville.
- June Lake to Tom's Place: Wetland Delineation and Permitting for 40 poles spread through Inyo and Mono Counties.
- Cajon Wash: Jurisdictional Delineation and SBKR Assessment and Permitting for 10 pole replacements and realignment for a capital project located in SBKR Critical Habitat.
- Pipes Wash: Delineation and Permitting for 25-poles that are within Pipes Wash, a large ephemeral wash in the San Bernardino desert.

Southern California Gas (SCG) As-Needed Natural and Cultural Resources Services (2022-ongoing). As a subconsultant on this contract Mr. South has overseen the assessment numerous resources from single point locations to many miles of pipelines. More recently he has begun to conduct biological assessment in the coastal zone in Santa Barbara County as well as endangered species Biological Assessments (BAs) in support of Coastal Development Permits for SCG. Wetland delineation and permitting, biological resources assessments, and resources surveys and monitoring are services that Mr. South both provides personally and oversees a team of specialists that support the environmental impacts analysis and permitting for SCG.

California Department of Water Resources (DWR) As-Needed Environmental Compliance Services (2012-2018). As part of this contract while employed at another firm, Mr. South prepared conservation and biological resources planning documents as well as oversaw the implementation and compliance components of these documents. Most notably, Mr. South was the lead avian biologist for the billion-dollar Perris Dam Remediation Project where he prepared Avian Protection and Avoidance Plan, Feral Hog Management Plan, negotiated environmental mitigation and compensation with both the USFWS and CDFW biologists, conducted protocol surveys for endangered species such as least Bell's vireo, and oversaw the compliance monitoring efforts for the entire 5-years of project construction.

Los Angeles County Flood Control District and Department of Public Works As-Needed Environmental Compliance Services (2014-2018). As part of this contract while employed at another firm, Mr. South conducted dozens of biological resources assessments, focused surveys for special-status species, and monitored compliance for a wide variety of water infrastructure project. Notably, Mr. South was the lead biologist for the Eaton Dam Maintenance Projects and for a variety of vegetation management programs within sensitive waterways.

Appendix B:
Site Photographs

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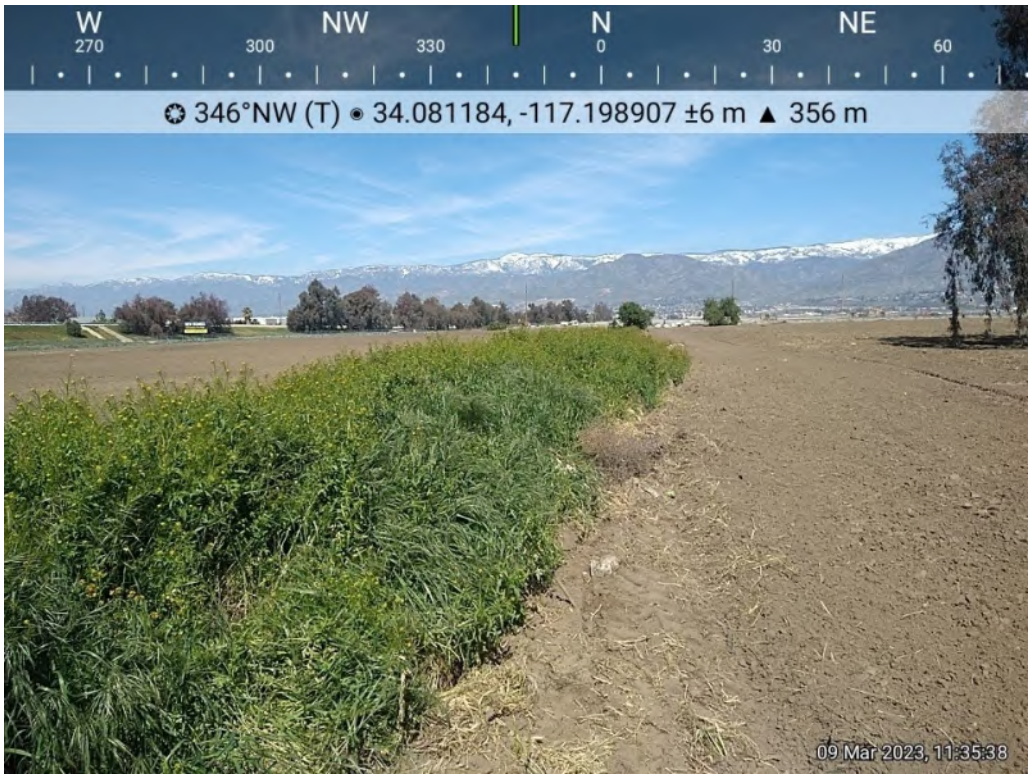
Photograph 1: View of site entrance via the gate on Pioneer Avenue.

Photograph 2: View of recently tilled soil and chain-link fence of site adjacent to Pioneer Avenue.

Photograph 3: View of utility poles and chain-link fence on the site adjacent to Highway 210.



Photograph 4: Untilled strip of land containing ruderal plants and forbs.

Photograph 5: Interior of the parcel featuring tilled soil and elderberry plants.

Photograph 6: Interior of the parcel featuring an out of use asphalt road.

Photograph 7: Small tract of untilled land on the northeast side of the parcel, supporting several burrows.

Photograph 8: An example of a burrow in the parcel, too large for SBKR and active with California ground squirrel activity.

Appendix C:
Special-status Species Tables

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Table 1: Special–status Plant Species Evaluated

Scientific Name Common Name	Status			Habitat Description[4]	Potential to Occur and Rationale
	USFWS[1]	CDFW[2]	CNPS[3]		
Dicots					
Abronia villosa var. aurita chaparral sand–verbena	—	—	1B.1	Annual herb found in chaparral, coastal scrub, and desert dunes in sandy habitats. Elevation: 75–1600 m Bloom period: March–September	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Acanthoscyphus parishii var. parishii Parish's oxytheca	—	—	4.2	Annual herb found chaparral and lower montane coniferous forest. Can grow in gravelly or sandy places. Elevation: 1220–2600 m Bloom period: June–September	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Ambrosia pumila San Diego Ambrosia	—	—	1B.1	Perennial rhizomatous herb found in chaparral, coastal scrub, valley and foothill grassland, vernal pools. Elevation: 20–415 m Bloom period: April–October	**None.** Suitable habitat for this species is not present on or adjacent to the project site, and the soils on the project site have been subjected to numerous disturbances that would prevent its occurrence.
Androsace elongata ssp. acuta California androsace	—	—	4.2	Annual herb that occurs in chaparral, cismontane woodland, coastal scrub, meadows and seeps, pinyon and juniper woodland, and valley and foothill grassland. Elevation: 150–1305 m Bloom period: March–June	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Arenaria paludicola marsh sandwort	FE	SE	1B.1	Perennial stoloniferous herb found in marshes and swamps (freshwater or brackish). Elevation: 3–170 m Bloom period: May–August	**None.** There is no suitable habitat for this species on the project site. There is one historical record within 5 miles of the project site.
Artemisia palmeri San Diego sagewort	—	—	4.2	Annual herb found chaparral, cismontane woodland, coastal scrub, meadows and seeps, pinyon and juniper woodland, and valley and foothill grassland. Elevation: 150–1305 m Bloom period: March–June	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Astragalus hornii var. *hornii* Horn's milk–vetch	—	—	1B.1	Occurs on salty flats, alkali sinks, lake shores, and riparian habitats. Elevation: 60–300 m Blooming period: May–October	**None.** Project site is outside of the known elevational range of the species, and there is no suitable habitat on the project site. There is one historical record within 5 miles of the project site.

Scientific Name Common Name	Status			Habitat Description[4]	Potential to Occur and Rationale
	USFWS[1]	CDFW[2]	CNPS[3]		
Astragalus pachypus var. jaegeri Jaeger's milk–vetch	—	—	1B.1	Perennial shrub found in chaparral, cismontane woodland, coastal scrub, and valley and foothill grassland. Can grow in rocky or sandy places. Elevation: 365–975 m Bloom period: December–June	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Atriplex coronata var. notatior San Jacinto Valley crownscale	FE	—	1B.1	Annual herb found in playas, valley and foothill grassland, and vernal pools in alkaline soils. Elevation: 139–500 m Bloom period: April–August	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Atriplex serenana var. davidsonii Davidson's saltscale	—	—	1B.2	Annual herb found in coastal bluff scrub and coastal scrub in alkaline soils. Elevation: 10–200 m Bloom period: April–October	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Berberis nevinii Nevin's barberry	FE	SE	1B.1	Occurs on steep, north–facing slopes or in low grade sandy washes in chaparral, cismontane woodland, coastal sage and Riversidean alluvial fan sage scrub, and riparian scrub habitats. Elevation: 290–1575 m Blooming period: March–June	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There are one recent and two historical records within 5 miles of the project site, and one historical record between 5 and 10 miles from the project site.
Castilleja cinerea ash–gray paintbrush	FT	—	1B.2	Perennial herb found in Mojavean desert scrub, meadows and seeps, pebble plain, pinyon and juniper woodland, and upper montane coniferous forest. Elevation: 1800–2960 m Bloom period: June–August	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Castilleja lasiorhyncha San Bernardino Mountains owl's–clover	—	—	1B.2	Annual herb found in chaparral, meadows and seeps, pebble plain, riparian woodland, and upper montane coniferous forest in mesic soils. Elevation: 1300–2390 m Bloom period: May–August	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Castilleja montigena Heckard's paintbrush	—	—	4.3	Perennial herb found in lower montane coniferous forest, pinyon and juniper woodland, and upper montane coniferous forest. Elevation: 1950–2800 m Bloom period: May–August	**None.** Suitable habitat for this species is not present on or adjacent to the project site.

Scientific Name Common Name	Status			Habitat Description[4]	Potential to Occur and Rationale
	USFWS[1]	CDFW[2]	CNPS[3]		
Caulanthus simulans Payson's jewelflower	—	—	4.2	Annual herb found in chaparral and coastal scrub. Prefers granitic and sandy places. Elevation: 90–2200 m Bloom period: March–May	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Centromadia pungens ssp. *laevis* Smooth tarplant	—	—	1B.1	Occurs in alkali meadow, alkali scrub, and disturbed places in valley and foothill grassland, chenopod scrub, meadows, playas, and riparian woodland habitats. Elevation: 0–640 m Bloom period: April–September	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There are three recent and two historical records within 5 miles of the project site, and two recent and two historical records between 5 and 10 miles from the project site.
Chloropyron maritimum ssp. *maritimum* Salt marsh bird's–beak	FE	SE	1B.2	Occurs in coastal salt marsh. Elevation: < 10 m Blooming period: May–October	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There is one historical record within 5 miles of the project site.
Chorizanthe leptotheca Peninsular spineflower	—	—	4.2	Annual herb found chaparral, coastal scrub, and lower montane coniferous forest. Prefers granitic places. Elevation: 300–1900 m Bloom period: May–August	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Chorizanthe parryi var. *parryi* Parry's spineflower	—	—	1B.1	Occurs on sandy soils in chaparral, coastal sage and Riversidean alluvial fan sage scrub habitats. Elevation: 275–1220 m Blooming period: April–June	**None.** Suitable habitat for this species is not present on or adjacent to the project site, and the soils on the Project site have been subjected to numerous disturbances that would prevent its occurrence. There are five recent and six historical records within 5 miles of the project site, and five recent and four historical records between 5 and 10 miles from the project site.
Chorizanthe xanti var. leucotheca white–bracted spineflower	—	—	1B.2	Mojavean desert scrub, pinyon and juniper woodland, coastal scrub. Often grows on sandy or gravelly places such as alluvial fans. Elevation: 365–1830 m. Blooming period: April – June	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There is one recent record between 5 and 10 miles from the project site.
Convolvulus simulans small–flowered morning–glory	—	—	4.2	Annual herb found in chaparral, coastal scrub, and valley and foothill grassland. Prefers clay, seeps, and serpentinite. Elevation: 30–740 m Bloom period: March–July	**None.** Suitable habitat for this species is not present on or adjacent to the project site.

Scientific Name Common Name	Status			Habitat Description[4]	Potential to Occur and Rationale
	USFWS[1]	CDFW[2]	CNPS[3]		
Cuscuta obtusiflora var. *glandulosa* Peruvian dodder	—	—	2B.2	Occurs on herbs including *Alternanthera*, *Dalea*, *Lythrum*, *Polygonum*, *Xanthium*. Elevation: +– < 500 m Blooming period: July–October	**None.** Suitable habitat and hosts for this species are not present on or adjacent to the project site. There is one historical record within 5 miles of the project site.
Deinandra paniculata paniculate tarplant	—	—	4.2	Annual herb found in coastal scrub, valley and foothill grassland, and vernal pools. Prefers vernally mesic soil, but can be found in sandy places. Elevation: 25–940 m Bloom period: April–November	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Diplacus clevelandii Cleveland's bush monkeyflower	—	—	4.2	Perennial rhizomatous herb found in chaparral, cismontane woodland, and lower montane coniferous forest. Tends to grow in disturbed areas, as well as gabbroic places, openings, and rocky places. Elevation: 450–2000 m Bloom period: April–July	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Dodecahema leptoceras slender–horned spineflower	FE	SE	1B.1	Chaparral, cismontane woodland, coastal scrub (alluvial fan sage scrub). Flood deposited terraces and washes; associates include *Encelia, Dalea, Lepidospartum*, etc. Sandy soils. Elevation: 200–765 m. Blooming period: April–May	**None.** Suitable habitat for this species is not present on or adjacent to the project site, and the soils on the Project site have been subjected to numerous disturbances that would prevent its occurrence. There are one recent (in 2021) and five historical records within 5 miles of the project site, and three historical records between 5 and 10 miles from the project site.
Eriastrum densifolium ssp. *sanctorum* Santa Ana River woollystar	FE	SE	1B.1	Occurs on sandy soils on river floodplains or terraced fluvial deposits in chaparral and coastal sage and Riversidean alluvial fan sage scrub habitats. Elevation: 180–700 m Blooming period: May–September	**None.** Suitable habitat for this species is not present on or adjacent to the project site, and the soils on the Project site have been subjected to numerous disturbances that would prevent its occurrence. There are five recent (most recently in 2021) and three historical records within 5 miles of the project site, and eight recent and three historical records between 5 and 10 miles from the project site.
Eriophyllum lanatum var. obovatum southern Sierra woolly sunflower	—	—	4.3	Perennial herb found in lower montane coniferous forest and upper montane coniferous forest. Prefers loam and sandy places. Elevation: 1114–2500 m Bloom period: Jun–July	**None.** Suitable habitat for this species is not present on or adjacent to the project site.

Scientific Name Common Name	Status			Habitat Description[4]	Potential to Occur and Rationale
	USFWS[1]	CDFW[2]	CNPS[3]		
Erythranthe exigua San Bernardino Mountains monkeyflower	—	—	1B.2	Annual herb found in meadows and seeps, pebble plain, and upper montane coniferous forest. Prefers clay and mesic soils. Elevation: 1800–2315 m Bloom period: May–July	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Frasera neglecta pine green–gentian	—	—	4.3	Perennial herb found in lower montane coniferous forest, pinyon and juniper woodland, and upper montane coniferous forest. Elevation: 1400–2500 m Bloom period: May–July	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Galium californicum ssp. primum Alvin Meadow bedstraw	—	—	1B.2	Perennial herb chaparral lower montane coniferous forest. Elevation: 1350–1700 m Bloom period: May–July	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There is one historical record within 5 miles of the project site.
Galium johnstonii Johnston's bedstraw	—	—	4.3	Perennial herb found in chaparral, lower montane coniferous forest, pinyon and juniper woodland, and riparian woodland. Elevation: 1220–2300 m Bloom period: Jun–July	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Helianthus nuttallii ssp. parishii Los Angeles sunflower	—	—	1A	Dicot perennial (rhizomatous) herb found in marshes and swamps, including coastal salt and freshwater marshes. Elevation: 10–1,675 m. Bloom period: August–October	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There is one historical record between 5 and 10 miles from the project site.
Heuchera caespitosa urn–flowered alumroot	—	—	4.3	Perennial rhizomatous herb found in cismontane woodland, lower montane coniferous forest, riparian forest (montane), and upper montane coniferous forest. Prefers rocky habitat. Elevation: 1155–2650 m Bloom period: May–August	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Heuchera parishii Parish's alumroot	—	—	1B.3	Perennial rhizomatous herb found in alpine boulder and rock field, lower montane coniferous forest, subalpine coniferous forest, and upper montane coniferous forest. Can grow on carbonate, but prefers rocky habitat. Elevation: 1500–3800 m Bloom period: June–August	**None.** Suitable habitat for this species is not present on or adjacent to the project site.

Scientific Name Common Name	Status			Habitat Description[4]	Potential to Occur and Rationale
	USFWS[1]	CDFW[2]	CNPS[3]		
Horkelia cuneata var. puberula mesa horkelia	—	—	1B.1	Perennial herb found in chaparral, coastal scrub, and cismontane woodlands. Elevation: 70–810 m. Bloom period: February–July	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There is one historical record between 5 and 10 miles from the project site.
Hulsea vestita ssp. parryi Parry's sunflower	—	—	4.3	Perennial herb found in lower montane coniferous forest, pinyon and juniper woodland, and upper montane coniferous forest. Elevation: 1370–2895 m Bloom period: April–August	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Ivesia argyrocoma var. argyrocoma silver–haired ivesia	—	—	1B.2	Perennial herb found in meadows and seeps in alkaline soils, pebble plain, and upper montane coniferous forest. Elevation: 1463–2960 m Bloom period: June–August	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Juglans californica Southern California black walnut	—	—	4.2	Perennial deciduous tree found in chaparral, cismontane woodland, coastal scrub, and riparian woodland. Elevation: 50–900 m Bloom period: March–August	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Lasthenia glabrata ssp. coulteri Coulter's goldfields	—	—	1B.1	Annual herb found in marshes and swamps, playas, and vernal pools. Elevation: 1–1220 m Bloom period: February–June	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Lepidium virginicum var. *robinsonii* Robinson's pepper–grass	—	—	4.3	Occurs on dry soils in chaparral and coastal sage and Riversidean alluvial fan sage scrub habitats. Elevation: 1–855 m Blooming period: January–July	**None.** Suitable habitat for this species is not present on or adjacent to the project site, and the soils on the Project site have been subjected to numerous disturbances that would prevent its occurrence. There are two historical records within 5 miles of the project site, and four historical records between 5 and 10 miles from the project site.
Lycium parishii Parish's desert–thorn	—	—	2B.3	Perennial shrub found in coastal scrub and Sonoran Desert scrub. Elevation: 135–1,000 m. Blooming period: March–April	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There is one historical record between 5 and 10 miles from the project site.

Scientific Name Common Name	Status			Habitat Description[4]	Potential to Occur and Rationale
	USFWS[1]	CDFW[2]	CNPS[3]		
Malacothamnus parishii Parish's bush–mallow	—	—	1A	The one record for this species is in an area that is now developed and urbanized, but it likely supported Riversidean alluvial fan sage scrub habitat at the time of observation in 1895.	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There is one historical record within 5 miles of the project site.
Monardella macrantha ssp. hallii Hall's monardella	—	—	1B.3	Perennial rhizomatous herb found broadleafed upland forest, chaparral, cismontane woodland, lower montane coniferous forest, and valley and foothill grassland. Elevation: 730–2195 m Blooming period: June–October	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There are one recent and two historical records between 5 and 10 miles from the project site.
Monardella pringlei Pringle's monardella	—	—	1A	Annual herb found in sandy soils in coastal scrub. Elevation: 300–400 m. Bloom period: May–June	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There is one historical record between 5 and 10 miles from the project site.
Nama stenocarpa mud nama	—	—	2B.2	Annual/perennial herb found in marshes and swamps. Elevation: 5–500 m Bloom period: January–July	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Nasturtium gambelii Gambel's water cress	FE	ST	1B.1	Occurs in freshwater and brackish marshes and at the margins of lakes and along streams in or just above the water level. Elevation: 5–330 m Blooming period: April–October	**None.** Project site is outside of the known elevational range of the species, and there is no suitable habitat on or adjacent to the project site. There is one historical record within 5 miles of the project site.
Packera bernardina San Bernardino ragwort	—	—	1B.2	Perennial herb found in meadows and seeps in mesic or alkaline soils, pebble plain, and upper montane coniferous forest. Elevation: 1800–2300 m Bloom period: May–July	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Perideridia parishii ssp. parishii Parish's yampah	—	—	2B.2	Perennial herb found in lower montane coniferous forest, meadows and seeps, and upper montane coniferous forest. Elevation: 1465–3000 m Blooming period: June–August	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There is one historical record between 5 and 10 miles from the project site.

Scientific Name Common Name	Status			Habitat Description[4]	Potential to Occur and Rationale
	USFWS[1]	CDFW[2]	CNPS[3]		
Phacelia mohavensis Mojave phacelia	—	—	4.3	Annual herb found in cismontane woodland, lower montane coniferous forest, meadows and seeps, and pinyon and juniper woodland. Can grow in gravelly and sandy soils. Elevation: 1400–2500 m Bloom period: April–August	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Phacelia stellaris Brand's star phacelia	—	—	1B.1	Annual herb found in coastal dunes and coastal scrub. Elevation: 1–400 m Bloom period: March–June	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Pseudorontium cyathiferum Deep Canyon snapdragon	—	—	2B.3	Annual herb found in Sonoran desert scrub in rocky places. Elevation: 0–800 m Bloom period: February–April	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Quercus engelmannii Engelmann oak	—	—	4.2	Perennial deciduous tree found in chaparral, cismontane woodland, riparian woodland, and valley and foothill grassland. Elevation: 50–1300 m Bloom period: March–June	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Ribes divaricatum var. *parishii* Parish's gooseberry	—	—	1A	Occurs in moist or riparian woodland habitat. Elevation: 60–310 m Blooming period: February–April	**None.** Project site is outside of the known elevational range of the species, and there is no suitable habitat on or adjacent to the project site. There is one historical record within 5 miles of the project site.
Romneya coulteri Coulter's matilija poppy	—	—	4.2	Perennial rhizomatous herb found in chaparral and coastal scrub, often in burned areas. Elevation: 20–1200 m Bloom period: March–July	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Rupertia rigida Parish's rupertia	—	—	4.3	Perennial herb found in chaparral, cismontane woodland, lower montane coniferous forest, meadows and seeps, pebble plain, and valley and foothill grassland. Elevation: 700–2500 m Bloom period: June–August	**None.** Suitable habitat for this species is not present on or adjacent to the project site.

Scientific Name Common Name	Status			Habitat Description[4]	Potential to Occur and Rationale
	USFWS[1]	CDFW[2]	CNPS[3]		
Senecio aphanactis chaparral ragwort	—	—	2B.2	Annual herb found in drying alkaline flats in chaparral, cismontane woodland, and coastal scrub. Elevation: 15–800 m. Bloom period: January–April	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There two recent records between 5 and 10 miles from the project site.
Senecio astephanus San Gabriel ragwort	—	—	4.3	Perennial herb found in coastal bluff scrub and chaparral. Prefers rocky places and slopes. Elevation: 400–1500 m Bloom period: May–July	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Sidalcea hickmanii ssp. parishii Parish's checkerbloom	—	CR	1B.2	Perennial herb found in chaparral, cismontane woodland, and lower montane coniferous forest. Elevation: 1000–2499 m Blooming period: June–August	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There is one historical record between 5 and 10 miles from the project site.
Sidalcea malviflora ssp. *dolosa* Bear Valley checkerbloom	—	—	1B.2	Occurs in meadows and seeps in lower montane coniferous forest, riparian woodland, and upper montane coniferous forest habitats. Elevation: 1500–2300 m Blooming period: May–August	**None.** Project site is outside of the known elevational range of the species, and there is no suitable habitat on or adjacent to the project site. There is one historical record within 5 miles of the project site.
Sidalcea neomexicana Salt spring checkerbloom	—	—	2B.2	Occurs in alkaline springs and marshes. Elevation: < 1500 m Blooming period: March–June	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There are two historical records within 5 miles of the project site.
Sidalcea pedata bird–foot checkerbloom	FE	CE	1B.1	Perennial herb found in meadows and seeps and pebble plains. Elevation: 1600–2500 m Blooming period: May–August	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There is one historical record between 5 and 10 miles from the project site.
Sidotheca caryophylloides chickweed oxytheca	—	—	4.3	Annual herb found in lower montane coniferous forest in sandy places. Elevation: 1114–2600 m Bloom period: July–September	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Streptanthus bernardinus Laguna Mountains jewelflower	—	—	4.3	Perennial herb found in chaparral and lower montane coniferous forest. Elevation: 670–2500 m Bloom period: May–August	**None.** Suitable habitat for this species is not present on or adjacent to the project site.

Scientific Name Common Name	Status			Habitat Description[4]	Potential to Occur and Rationale
	USFWS[1]	CDFW[2]	CNPS[3]		
Streptanthus campestris southern jewelflower	—	—	1B.3	Perennial herb found in chaparral, lower montane forest, and pinyon and juniper woodland. Prefers rocky places. Elevation: 900–2300 m Bloom period: May–July	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Symphyotrichum defoliatum San Bernardino aster	—	—	1B.2	Perennial, rhizomatous herb found in banks of ditches, streams, and springs in cismontane woodlands, coastal scrub, lower montane coniferous forests, meadows and seeps, marshes and swamps, and vernally mesic valley and foothill grasslands. Elevation: 2–2,040 m. Bloom period: July–November	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There are three historical records between 5 and 10 miles from the project site.
Trichocoronis wrightii var. wrightii Wright's trichocoronis	—	—	2B.1	Annual herb found meadows and seeps, marshes and swamps, riparian forest, and vernal pools. Prefers alkaline soils. Elevation: 5–435 m Bloom period: May–September	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Ferns					
Asplenium vespertinum western spleenwort	—	—	4.2	Perennial rhizomatous herb found in chaparral, cismontane woodland, and coastal scrub in rocky habitats. Elevation: 180–1000 m. Bloom period: February–June	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Pelazoneuron puberulum var. sonorensis Sonoran maiden fern	—	—	2B.2	Perennial rhizomatous herb found in meadows and seeps. Elevation: 50–610 m Bloom period: January–September	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Monocots					
Allium howellii var. clokeyi Mt. Pinos onion	—	—	1B.3	Perennial bulbiferous herb found in great basin scrub, meadows and seeps, and pinyon and juniper woodland. Elevation: 1300–1850 m Bloom period: April–June	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Allium marvinii Yucaipa onion	—	—	1B.2	Perennial bulbiferous herb found in chaparral in clay and in openings. Elevation: 760–1065 m Bloom period: April–May	**None.** Suitable habitat for this species is not present on or adjacent to the project site.

Scientific Name Common Name	Status			Habitat Description[4]	Potential to Occur and Rationale
	USFWS[1]	CDFW[2]	CNPS[3]		
Bouteloua trifida three–awned grama	—	—	2B.3	Perennial herb found in Mojavean desert scrub on carbonate and rocky places. Elevation: 700–2000 m Bloom period: May–September	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Brodiaea filifolia thread–leaved brodiaea	FT	SE	1B.1	Perennial herb (bulb) that occurs in openings on clay soils in chaparral, cismontane woodland, coastal scrub, playas, valley and foothill grasslands, and vernal pool habitats. Elevation: 15–1020 m Bloom period: March–June	**None.** Suitable habitat for this species is not present within the project site. There are two recent records between 5 and 10 miles from the project site.
Calochortus catalinae Catalina mariposa lily	—	—	4.2	Perennial bulbiferous herb found in chaparral, cismontane woodland, coastal scrub, and valley and foothill grassland. Elevation: 15–700 m Bloom period: March–June	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Calochortus palmeri var. palmeri Palmer's mariposa–lily	—	—	1B.2	Perennial bulbiferous herb found in chaparral, lower montane coniferous forest, and meadows and seeps. Prefers mesic soils. Elevation: 710–2390 m Bloom period: April–July	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Calochortus plummerae Plummer's mariposa–lily	—	—	4.2	Occurs on rocky and sandy sites, usually of granitic alluvial material, in coastal sage and Riversidean alluvial fan sage scrub, chaparral, valley and foothill grassland, cismontane woodland, and lower montane coniferous forest habitats. Can be very common after fire. Elevation: 100–1700 m Bloom period: May–July	**None.** Suitable habitat for this species is not present within the project site, and the soils on the project site have been subjected to numerous disturbances that would prevent its occurrence. There are two historical records within 5 miles of the project site, and eight recent and four historical records between 5 and 10 miles from the project site.
Calochortus simulans La Panza mariposa–lily	—	—	1B.3	Perennial bulbiferous herb found in chaparral, cismontane woodland, lower montane coniferous forest, and valley and foothill grassland. Prefers granitic and sandy soils but can grow on serpentinite. Elevation: 325–1150 m Bloom period: April–June	**None.** Suitable habitat for this species is not present on or adjacent to the project site.

Scientific Name Common Name	Status			Habitat Description[4]	Potential to Occur and Rationale
	USFWS[1]	CDFW[2]	CNPS[3]		
Carex comosa bristly sedge	—	—	2B.1	Perennial, rhizomatous herb found in coastal prairie, lake margins of marshes and swamps, and valley and foothill grasslands. Elevation: 0–625 m. Bloom period: May–September	**None.** Suitable habitat for this species is not present within the project site. There is one historical record between 5 and 10 miles from the project site.
Fimbristylis thermalis hot springs fimbristylis	—	—	2B.2	Perennial rhizomatous herb found in meadows and seeps. Elevation: 110–1340 m Bloom period: July–September	**None.** Suitable habitat for this species is not present within the project site. There is one recent record between 5 and 10 miles from the project site.
Fritillaria pinetorum pine fritillary	—	—	4.3	Perennial bulbiferous herb found in chaparral, lower montane coniferous forest, pinyon and juniper woodland, subalpine coniferous forest, and upper montane coniferous forest. Can grow in granitic and metamorphic soils. Elevation: 1735–3300 m Bloom period: May–July	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Hordeum intercedens vernal barley	—	—	3.2	Annual herb found in coastal dunes, coastal scrub, valley and foothill grassland in depressions and saline flats, and vernal pools. Elevation: 5–1000 m Bloom period: March–June	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Imperata brevifolia California satintail	—	—	2B.1	Occurs in wet springs, meadows, streambanks, and floodplains Elevation: < 500 m Bloom period: September–May	**None.** Suitable habitat for this species is not present within the project site. There are one recent and one historical record within 5 miles of the project site.
Juncus duranii Duran's rush	—	—	4.3	Perennial rhizomatous herb found in lower montane coniferous forest, meadows and seeps, and upper montane coniferous forest. Prefers mesic soils. Elevation: 1768–2804 m Bloom period: July–August	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Lilium humboldtii ssp. ocellatum ocellated Humboldt lily	—	—	4.2	Perennial bulbiferous herb found in chaparral, cismontane woodland, coastal scrub, lower montane coniferous forest, and riparian woodland. Prefers openings. Elevation: 30–1800 m Bloom period: March–July	**None.** Suitable habitat for this species is not present on or adjacent to the project site.

Scientific Name Common Name	Status			Habitat Description[4]	Potential to Occur and Rationale
	USFWS[1]	CDFW[2]	CNPS[3]		
Lilium parryi lemon lily	—	—	1B.2	Perennial bulbiferous herb found in lower montane coniferous forest, meadows and seeps, riparian forest, and upper montane coniferous forest. Prefers mesic soils. Elevation: 1220–2745 m Bloom period: July–August	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Muhlenbergia californica California muhly	—	—	4.3	Perennial rhizomatous herb found in chaparral, coastal scrub, lower montane coniferous forest, and meadows and seeps. Prefers mesic soils, seeps, and streambanks. Elevation: 100–2000 m Bloom period: June–September	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Muilla coronata crowned muilla	—	—	4.2	Perennial bulbiferous herb found in chenopod scrub, Joshua tree woodland, Mojavean desert scrub, and Pinyon and juniper woodland. Elevation: 670–1960 m Bloom period: March–April	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Piperia leptopetala narrow–petaled rein orchid	—	—	4.3	Perennial herb found in cismontane woodland, lower montane coniferous forest, and upper montane coniferous forest. Elevation: 380–2225 m Bloom period: May–July	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Schoenus nigricans black bog–rush	—	—	2B.2	Perennial herb found in marshes and swamps. Elevation: 150–2000 m Bloom period: August–September	**None.** Suitable habitat for this species is not present within the project site. There is one recent record between 5 and 10 miles from the project site.
Sphenopholis obtusata Prairie wedge grass	—	—	2B.2	Occurs in wet meadows, streambanks, and ponds. Elevation: 240–2870 m Blooming period: April–June	**None.** Suitable habitat for this species is not present within the project site. There is one historical record within 5 miles of the project site.
Yucca brevifolia Joshua tree	—	—	—	Fine, loose, well drained, and/or gravelly soils in Mojavean desert scrub and pinyon and juniper woodland. Elevation: 400–1800 meters Blooming period: February–April	**None.** Suitable habitat for this species is not present on or adjacent to the project site.

Scientific Name Common Name	Status			Habitat Description[4]	Potential to Occur and Rationale
	USFWS[1]	CDFW[2]	CNPS[3]		
Code Designations					
[1] Federal Status: 2020 USFWS Listing				**[2] State Status: 2020 CDFW Listing**	**[3] CNPS: 2020 CNPS Listing**
ESU = Evolutionary Significant Unit is a distinctive population. **FE** = Listed as endangered under the FESA. **FT** = Listed as threatened under the FESA. **FC** = Candidate for listing (threatened or endangered) under FESA. **FD** = Delisted in accordance with the FESA. **FPD** = Federally Proposed to be Delisted. **MBTA** = protected by the Migratory Bird Treaty Act **—** = Not federally listed				**SE** = Listed as endangered under the CESA. **ST** = Listed as threatened under the CESA. **SSC** = Species of Special Concern as identified by the CDFW. **FP** = Listed as fully protected under FGC. **CFG** = FGC =protected by FGC 3503.5 **CR** = Rare in California. **—** = Not state listed	**Rank 1A** = Plants species that presumed extinct in California. **Rank 1B** = Plant species that are rare, threatened, or endangered in California and elsewhere. **Rank 2** = Plant species that are rare, threatened, or endangered in California, but more common elsewhere. **Rank 3** = Plants about which we need more information—A Review List **Rank 4** = Plants of limited distribution—A Watch List **Blooming period:** Months in parentheses are uncommon.

Notes:
[4] **Habitat Description:** Habitat description adapted from CNDDB and CNPS online inventory or other specified source.
[5] **Potential to Occur and Rationale**: Location of recorded species occurrences determined by geospatial information from BIOS 5 or other specified source.

Sources:

California Department of Fish and Wildlife (CDFW). 2021. Biogeographic Information and Observation System (BIOS 5). Website: https://map.dfg.ca.gov/bios/. Accessed August 17, 2021.

California Department of Fish and Wildlife (CDFW). 2021. CNDDB RareFind 5 California Natural Diversity Database Query for Special–Status Species. Website: https://map.dfg.ca.gov/rarefind/view/RareFind.aspx. Accessed August 17, 2021, 2021.

California Native Plant Society (CNPS). 2021. California Native Plant Society Rare and Endangered Plant Inventory. Website: http://www.rareplants.cnps.org/. Accessed August 17, 2021.

U.S. Fish and Wildlife Service (USFWS). 2021. Information for Planning and Consultation. Website: https://ecos.fws.gov/ipac/. Accessed August 17, 2021.

Table 2: Special–status Wildlife Species Evaluated

Scientific Name Common Name	Status		Habitat Description[3]	Potential to Occur and Rationale[4]
	USFWS[1]	CDFW[2]		
Amphibians				
Batrachoseps gabrieli San Gabriel slender salamander	—	—	Found under rocks, wood, and fern fronds, and on soil at the base of talus slopes.	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There is one historical record between 5 and 10 miles from the project site.
Rana draytonii California red–legged frog	FT	— SSC	Occurs in mesic forests in valleys and foothills near ponds or streams. May also occur in grasslands and coastal sage and Riversidean alluvial fan sage scrub near aquatic habitat. Breeds in permanent or ephemeral water sources, including lakes, ponds, reservoirs, slow streams, marshes, bogs, and swamps. Near ephemeral wetland habitats, require animal burrows or other moist refuges for estivation when the wetlands are dry.	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There is one historical record between 5 and 10 miles from the project site.
Rana muscosa Southern mountain yellow–legged frog	FE	FE SSC	Occurs in lakes, ponds, meadow streams, isolated pools, and sunny riverbanks in montane habitat at elevations between 370–3,660 m. Prefers clear, deep pools in streams that range from rocky, steep drainages to those with a gentle gradient, marshy margins, and sod banks.	**None.** Project site is outside of the known elevational range of the species, and there is no suitable habitat on or adjacent to the project site. There is one historical record within 5 miles of the project site, and two recent and one historical records between 5 and 10 miles from the project site.
Spea hammondii Western spadefoot	—	— SSC	Occurs in open areas with sandy or gravelly soils in mixed woodlands, grasslands, coastal sage and Riversidean alluvial fan sage scrub, chaparral, sandy washes, lowlands, river floodplains, alluvial fans, playas, alkali flats, foothills, and mountains. Breeds in ephemeral rain pools that do not contain bullfrogs, fish, or crayfish.	**Low.** Marginally suitable habitat for this species may be present in grassland areas on the project site adjacent to the channelized drainage. There are three recent records within 5 miles of the project site, and nineteen recent and one historical records between 5 and 10 miles from the project site.
Birds				
Accipiter cooperii Cooper's hawk	— MBTA	— WL; FGC	Occurs and nests in deciduous and mixed forests and open woodland habitats. Year–round resident in southern California.	**Moderate.** There is suitable nesting habitat for this species in the ornamental trees on and adjacent to the project site. There is one historical record within 5 miles of the project site, and one historical record between 5 and 10 miles from the project site.

Scientific Name Common Name	Status		Habitat Description[3]	Potential to Occur and Rationale[4]
	USFWS[1]	CDFW[2]		
Aechmophorus occidentalis western grebe	— MBTA	— FGC	Breeds on freshwater lakes and marshes with extensive open water bordered by emergent vegetation. During winter they move to saltwater or brackish bays, estuaries, or sheltered sea coasts and are less frequently found on freshwater lakes or rivers.	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Agelaius tricolor Tricolored blackbird	— MTBA	FT SSC; FGC	Occurs and nests in large freshwater marshes with dense stands of hydrophytic vegetation (cattails, bulrushes, etc.). Short–distance migrant.	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There is one historical record within 5 miles of the project site, and one recent record between 5 and 10 miles from the project site.
Aimophila ruficeps canescens Southern California rufous–crowned sparrow	— MTBA	— WL; FGC	Occurs and nests on steep, often rocky hillsides with grass and forb patches in coastal sage and Riversidean alluvial fan sage scrub and sparse mixed chaparral habitats. Year–round resident in southern California.	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There are five recent records within 5 miles of the project site, and ten recent records between 5 and 10 miles from the project site.
Aquila chrysaetos golden eagle	BGEPA MBTA	— FP; FGC	Forages in areas of rolling foothills, mountainous areas, sage–juniper flats, and desert. Cliff–walled canyons provide nesting habitat in most parts of range; also, large trees in open areas.	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There is one historical record between 5 and 10 miles from the project site.
Artemisiospiza belli belli Bell's sage sparrow	— MBTA	— WL; FGC	Breeds in coastal sagebrush, chaparral, and other open, scrubby habitats in Southern California mountains, deserts and valleys.	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There are two recent records between 5 and 10 miles from the project site.
Athene cunicularia Burrowing owl	— MBTA	— SSC; FGC	Occurs and nests in open, dry annual or perennial grasslands, deserts, and scrublands characterized by low–growing vegetation. A subterranean nester, dependent upon burrowing mammals, most notably the California ground squirrel. Short–distance migrant.	**Moderate.** Suitable nesting habitat for this species is present in the form of California ground squirrel colonies within the project site. There are two known records, from 1983 and 2006, within 5 miles of the project site. Both records are associated with airports. There are two recent records between 5 and 10 miles from the project site.
Baeolophus inornatus oak titmouse	— MBTA	— FGC	Occurs in warm, open, dry oak or oak–pine woodlands. Many will use scrub oaks or other brush as long as woodlands are nearby. Nests are built in tree cavities.	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Buteo regalis ferruginous hawk	— MBTA	— WL; FGC	Grassland and arid shrublands with an abundance of prey species, such as pocket gophers, black–tailed jackrabbits, and desert cottontails. Will winter near cultivated fields that have an abundance of pocket gophers.	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There is one recent record between 5 and 10 miles from the project site.

Scientific Name Common Name	Status		Habitat Description[3]	Potential to Occur and Rationale[4]
	USFWS[1]	CDFW[2]		
Buteo swainsoni Swainson's hawk	— MBTA	FT FGC	Occurs and nests in grasslands with scattered trees, juniper–sage flats, riparian areas, savannahs, and agricultural or ranch lands with groves or lines of trees. Requires adjacent suitable foraging areas such as grasslands, or alfalfa or grain fields supporting rodent populations. Long–distance migrant.	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There is one historical record between 5 and 10 miles from the project site. This species is believed to be locally extirpated.
Chamaea fasciata wrentit	— MBTA	— FG	Occurs in chaparral, oak woodlands, and bushland. Nests in 1 m high shrubs.	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Coccyzus americanus occidentalis Western yellow–billed cuckoo	FT MTBA	SE FGC	Occurs and nests in riparian forest along the broad lower flood–bottoms of larger river systems. Found in riparian jungles of willow, often mixed with cottonwoods; understory consists of blackberry, nettles, and wild grape. Long–distance migrant.	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There is one historical record within 5 miles of the project site, and one historical record between 5 and 10 miles from the project site.
Contopus cooperi Olive–sided flycatcher	— MTBA	— FGC	Breeds in montane and northern coniferous forests, at forest edges and openings, such as meadows and ponds.	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Elanus leucurus white–tailed kite	— MTBA	— FP; FGC	Grasslands and open coastal scrub in coastal and valley lowlands; rarely found away from agricultural areas. Inhabits herbaceous, open stages of most habitats mostly in cismontane California. Year–round resident in southern California.	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There is one recent record between 5 and 10 miles from the project site.
Empidonax traillii extimus Southwestern willow flycatcher	FE MTBA	SE FGC	Occurs and nests in dense riparian woodlands. Long–distance migrant.	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There is one historical record within 5 miles of the project site, and one recent record between 5 and 10 miles from the project site.
Eremophila alpestris actia California horned lark	— MTBA	— WL; FGC	Occurs and nests in open areas with sparse vegetation. Year–round resident in southern California.	**Moderate.** Suitable foraging and nesting habitat for this species in the grassland habitat project site. There is one historical record within 5 miles of the project site.
Falco columbarius merlin	— MBTA	— WL; FGC	Nests in open and semi–open areas such as grasslands, open forests, and coastal areas as well as in towns and cities. Merlins often take over crow nests in conifers planted in residential areas, schoolyards, parks, and cemeteries. Merlins winter across the western and southern United States, along the Pacific Coast up to Alaska, where it typically forages in open habitats supporting natural vegetation communities.	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There is one recent record between 5 and 10 miles from the project site.

Scientific Name Common Name	Status USFWS[1]	 CDFW[2]	Habitat Description[3]	Potential to Occur and Rationale[4]
Geothlypis trichas sinuosa common yellowthroat	— MTBA	— FGC	Occurs in freshwater and salt marshes with nearby willow thickets. Nests in marshy areas that are usually higher off the ground.	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Haliaeetus leucocephalus bald eagle	FD; BGEPA MTBA	— FGC	Breeds and winters in forested areas adjacent to large bodies of water. Nests are usually constructed below the crown of a tree, often the highest point where large branches join the bole of a tree.	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Icteria virens Yellow–breasted chat	— MTBA	— SSC; FGC	Occurs and nests in riparian thickets of willow and other bushy tangles near watercourses. Long–distance migrant.	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There is one historical record within 5 miles of the project site, and one historical record between 5 and 10 miles from the project site.
Icterus bullockii Bullock's oriole	— MTBA	— FGC	Occurs in riparian corridors, open woodland, and scrub forest. Nests are usually suspended on the outer branches of a tree.	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Lanius ludovicianus Loggerhead shrike	— MTBA	— SSC; FGC	Occurs and nests in broken woodlands, savannah, pinyon–juniper, Joshua tree, and riparian woodlands, desert oases, scrub & washes. Prefers open country for hunting, with perches for scanning, and fairly dense shrubs and brush for nesting.	**Moderate.** Suitable foraging and nesting habitat for this species may be present in the form of grasslands and ornamental trees within project site. There is one historical record within 5 miles of the project site.
Laterallus jamaicensis coturniculus California black rail	— MTBA	ST FP; FGC	Occurs and nests in freshwater marshes, wet meadows, and shallow margins of saltwater marshes bordering larger bays. Needs water depths of about 1 inch that do not fluctuate during the year and dense vegetation for nesting habitat.	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There is one historical record within 5 miles of the project site.
Passerculus sandwichensis Belding's savannah sparrow	— MTBA	— FGC	Occurs in coastal salt marshes and other wetland edges. Nests in pickleweed salt marsh vegetation.	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Picoides nuttallii Nuttall's woodpecker	— MTBA	— FGC	Occurs in oak woodlands, but also found in riparian woodlands.	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Polioptila californica californica Coastal California gnatcatcher	FT MTBA	— SSC; FGC	Occurs and nests in arid washes, on mesas, and slopes in coastal sage scrub below 2500 ft. Year–round resident in California.	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There are two recent and one historical records within 5 miles of the project site, and eight historical records between 5 and 10 miles from the project site.

Scientific Name Common Name	Status USFWS[1]	 CDFW[2]	Habitat Description[3]	Potential to Occur and Rationale[4]
Selasphorus sasin Allen's hummingbird	— MBTA	— FGC	Breeds in moist coastal areas, scrub, chaparral, and forests. Winters in forest edge and scrub clearings with flowers.	**Low.** Marginal foraging and nesting habitat for this species occurs on and adjacent to the project site in ornamental vegetation.
Setophaga petechia Yellow warbler	— MTBA	— SSC; FGC	Occurs and nests in willow shrubs and thickets, cottonwoods, sycamores, ash, and alders, predominantly in riparian habitats. Long–distance migrant.	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There is one historical record within 5 miles of the project site, and two recent records between 5 and 10 miles from the project site.
Spinus lawrencei Lawrence's goldfinch	— MBTA	— FGC	Inhabits and nests in arid, open woodlands and oak trees in chaparral.	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There is one historical record between 5 and 10 miles from the project site.
Spizella atrogularis black–chinned sparrow	— MBTA	— FGC	Occurs in arid brushlands on rugged mountain slopes from sea level to almost 2,700 m. Winters in habitat similar to but downslope from breeding areas, with other populations inhabiting desert grasslands.	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Toxostoma redivivum California thrasher	— MBTA	— FGC	Occurs in chaparral and nests in dense shrubs.	**None.** Suitable habitat for this species is not present on or adjacent to the project site.
Vireo bellii pusillus Least Bell's vireo	FE MTBA	SE FGC	Occurs and nests in low riparian habitat in the vicinity of water or in dry river bottoms. Long–distance migrant.	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There are four recent and two historical records within 5 miles of the project site, and six recent and two historical records between 5 and 10 miles from the project site.
Fish				
Catostomus santaanae Santa Ana sucker	FT	—	Endemic to Los Angeles basin south coastal streams. Are habitat generalists, but prefer sand–rubble–boulder bottoms, cool, clear water, and algae.	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There are two recent and one historical records between 5 and 10 miles from the project site.
Gila orcuttii arroyo chub	—	— SSC	Native to the streams and rivers of the Los Angeles plain in Southern California. Arroyo chub are adapted to survive in streams that fluctuate between large winter storm flows, and low summer flows, and the low dissolved oxygen and wide temperature fluctuations. Feeds on plants such as algae and water fern, as well as insects and mollusks.	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There are two historical records between 5 and 10 miles from the project site.

Scientific Name Common Name	Status		Habitat Description[3]	Potential to Occur and Rationale[4]
	USFWS[1]	CDFW[2]		
Oncorhynchus mykiss irideus pop. 10 Steelhead–southern California DPS	FE	—	Occurs in Pacific coast streams, including the Santa Ana River.	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There is one historical record within 5 miles of the project site.
Rhinichthys osculus ssp. 8 Santa Ana speckled dace	—	— SSC	Occurs in small springs, streams, large rivers, and deep lakes, including headwaters of the Santa Ana and San Gabriel Rivers.	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There are two historical records within 5 miles of the project site, and one historical record between 5 and 10 miles from the project site.
Insects				
Bombus crotchii Crotch bumble bee	—	CE	Occurs in grassland and scrubland habitats. Nests in abandoned rodent burrows.	**Low.** Marginal habitat for this species is present on and adjacent to the project site. There is one recent (from 2020) and one historical record within 5 miles of the project site, and three recent and two historical records between 5 and 10 miles from the project site.
Danaus plexippus Monarch Butterfly	—	—	Occurs in temperate climates, such as eastern and western North America and undergoes long–distance migration. Lays eggs on obligate milkweed host plant (primarily Asclepias spp.)	**Low:** The host plant for this species (milkweed) is absent from the project site, therefore it would only occur there as a transient.
Euchloe hyantis andrewsi Andrew's marble butterfly	—	—	Occurs in yellow pine forest. Hostplants are *Streptanthus bernardinus* and *Arabis holboellii var pinetorum*.	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There is one historical record between 5 and 10 miles from the project site.
Eugnosta busckana Busck's gallmoth	—	—	Unknown habitat requirements, but probably inhabits a variety of grassland and scrub habitats.	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There are no known records within 5 miles of the project site. This species is believed to be locally extirpated.
Euphydryas editha quino Quino checkerspot butterfly	FE	—	Occurs in grasslands, coastal sage scrub, chamise chaparral, red shank chaparral, juniper woodland, and semi–desert scrub habitats. Larval host plants are native species of plantain.	**None.** Project site is outside of the known range of the species, and there is no suitable habitat on or adjacent to the project site. There is one historical record within 5 miles of the project site.
Neolarra alba white cuckoo bee	—	—	Unknown habitat requirements, but probably inhabits a variety of grassland and scrub habitats. Parasitizes nests of other bees.	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There is one historical record within 5 miles of the project site.

Scientific Name Common Name	Status		Habitat Description[3]	Potential to Occur and Rationale[4]
	USFWS[1]	CDFW[2]		
Rhaphiomidas terminatus abdominalis Delhi Sands flower–loving fly	FE	—	Occurs on fine sandy soils of the Delhi series (primarily Delhi fine sand), often on wholly or partly sand dunes stabilized by sparse native vegetation.	**None.** There is no suitable habitat present within the project site due to lack of Delhi series soils and its associated vegetation communities. There are fourteen recent and six historical records within 5 miles of the project site.
Mammals				
Antrozous pallidus Pallid bat	—	— SSC	Occurs in deserts, grasslands, shrublands, woodlands, and forests. Most common in open, dry habitats with rocky areas for roosting. Roosts must protect bats from high temperatures. Species is very sensitive to disturbance of roosting sites.	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There is one historical record within 5 miles of the project site.
Chaetodipus fallax fallax Northwestern San Diego pocket mouse	—	— SSC	Occurs in sandy, herbaceous areas, usually in association with rocks or coarse gravel, in coastal sage and Riversidean alluvial fan sage scrub, chaparral, and grasslands.	**Low.** Marginal habitat for this species is present on and adjacent to the project site. There are five recent and three historical records within 5 miles of the project site, and three recent and five historical records between 5 and 10 miles from the project site.
Dipodomys merriami parvus San Bernardino kangaroo rat	FE	CE SSC	Occurs on sandy loam substrates on first terraces and floodplains of washes in Riversidean alluvial fan sage scrub habitat.	**Moderate.** Marginally suitable habitat for this species is present on–site and potential kangaroo rat burrows and tracks were observed on the project site. There are ten recent and two historical records within 5 miles of the project site and mostly in Riversidean alluvial fan sage scrub habitat. One record from 2004 was in a recently disked agricultural field. There are six recent and two historical records between 5 and 10 miles from the project site.
Dipodomys stephensi Stephens' kangaroo rat	FE	ST	Occurs primarily in annual and perennial grasslands, but also occurs in coastal sage scrub with sparse canopy cover. Can burrow into firm soil.	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There is one historical record within 5 miles of the project site, and ten historical records between 5 and 10 miles from the project site.
Eumops perotis californicus Western mastiff bat	—	— SSC	Occurs in many open, semi–arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, grasslands, chaparral. Roosts in crevices in cliff faces, high buildings, trees, and tunnels.	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There are two historical records within 5 miles of the project site, and three historical records between 5 and 10 miles from the project site.
Lasiurus xanthinus Western yellow bat	—	— SSC	Occurs in valley foothill riparian, desert riparian, desert wash, and palm oasis habitats. Roosts in skirts of dead fronds in both native and non-native palm trees.	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There are three historical records within 5 miles of the project site, and four historical records between 5 and 10 miles from the project site.

Scientific Name Common Name	Status		Habitat Description[3]	Potential to Occur and Rationale[4]
	USFWS[1]	CDFW[2]		
Leptonycteris yerbabuenae lesser long–nosed bat	—	— SSC	Occurs in arid regions such as desert grasslands and shrub land. Roosts in caves, mines, rock crevices, trees and shrubs, and abandoned buildings.	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There is one historical record between 5 and 10 miles from the project site.
Lepus californicus bennettii San Diego black–tailed jackrabbit	—	— SSC	Occurs primarily in arid regions with short grass including open grasslands, agricultural fields, and sparse coastal scrub. Nests under bushes or shrubs that have shallow depressions.	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There are seven recent and one historical record between 5 and 10 miles from the project site.
Neotoma lepida intermedia San Diego desert woodrat	—	— SSC	Occurs in rock outcrops, rocky cliffs, and slopes in coastal sage and Riversidean alluvial fan sage scrub with moderate to dense canopies.	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There are two recent and one historical records within 5 miles of the project site in Riversidean alluvial fan sage scrub habitat, and there are one recent and one historical records between 5 and 10 miles from the project site.
Nyctinomops femorosaccus Pocketed free–tailed bat	—	— SSC	Occurs in pine–juniper woodlands, desert scrub, palm oasis, desert wash, and desert riparian habitats. Roosts in caves, crevices, mines, tunnels, and man–made structures.	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There is one historical record within 5 miles of the project site.
Onychomys torridus ramona southern grasshopper mouse	—	— SSC	Occurs in desert areas, especially scrub habitats with friable soils for digging. Prefers low to moderate shrub cover.	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There is one historical record within 5 miles of the project site.
Perognathus alticola alticola white–eared pocket mouse	—	— SSC	Occurs in pine forests, mixed chaparral, and sagebrush.	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There are three recent and five historical records between 5 and 10 miles from the project site.
Perognathus longimembris brevinasus Los Angeles pocket mouse	—	— SSC	Occurs in open areas with fine, sandy soils in lower elevation grasslands and coastal sage and Riversidean alluvial fan sage scrub habitats.	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There is one historical record within 5 miles of the project site in Riversidean alluvial fan sage scrub habitat, and there are six recent and two historical records between 5 and 10 miles from the project site.
Taxidea taxus American badger	—	— SSC	Occurs in drier open stages of most shrub, forest, and herbaceous habitats with friable soils. Requires sufficient food sources (rodents), friable soils, and open, uncultivated ground. Digs large burrows.	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There is one historical record between 5 and 10 miles of the project site. This species is believed to be locally extirpated.

Scientific Name Common Name	Status		Habitat Description[3]	Potential to Occur and Rationale[4]
	USFWS[1]	CDFW[2]		
Reptiles				
Anniella stebbinsi Southern California legless lizard	—	— SSC	Occurs in moist, loose soil in coastal sand dunes and a variety of interior habitats, including sandy washes and alluvial fans.	**Moderate.** Suitable habitat for this species may be present in ruderal habitats on and adjacent to the project site. There are six recent and two historical records within 5 miles of the project site, and eleven recent and six historical records between 5 and 10 miles from the project site. The regular and recent disking of the project site likely make the area less suitable for occurrence of this species.
Arizona elegans occidentalis California glossy snake	—	— SSC	Occurs in areas of rocky washes and loose, sandy soils and for burrowing in desert scrub grassland, coastal sage and Riversidean alluvial fan sage scrub, and chaparral habitats. Prefer open sandy areas with scattered brush, but also found in rocky areas.	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There are three recent records within 5 miles of the project site in Riversidean alluvial fan sage scrub habitat. There are five historical records between 5 and 10 miles from the project site.
Aspidoscelis hyperythra Orange–throated whiptail	—	— WL	Occurs primarily on coarse soils in open coastal sage and Riversidean alluvial fan sage scrub habitat.	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There are six recent and one historical records within 5 miles of the project site, and five recent and five historical records between 5 and 10 miles from the project site.
Aspidoscelis tigris stejnegeri San Diegan tiger whiptail	—	— SSC	Occurs in dry, open areas with sparse foliage in coastal sage and Riversidean alluvial fan sage scrub, chaparral, woodland, and riparian habitats.	**Moderate**. Species was observed on a parcel adjacent to the project site during a biological survey by FCS in 2020. There are three recent records (from 2014, 2015, and 2016) within 5 miles of the project site. One observation was in an area that supported remnant Riversidean fan sage scrub and annual grassland habitat near a storm drainage. There are six recent and one historical records between 5 and 10 miles from the project site.
Charina umbratical Southern rubber boa	—	FT	Occurs in rocks and logs or other debris in oak–conifer and mixed–conifer forests at elevations between 5,000 and 8,200 ft.	**None.** Project site is outside of the known elevational range of the species, and there is no suitable habitat on or adjacent to the project site. There are four recent and eight historical records within 5 miles of the project site, and five recent and five historical records between 5 and 10 miles from the project site.
Coleonyx variegatus abbotti San Diego banded gecko	—	— SSC	Prefers rocky areas in coastal sage and chaparral.	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There is one historical record between 5 and 10 miles from the project site.

Scientific Name Common Name	Status		Habitat Description[3]	Potential to Occur and Rationale[4]
	USFWS[1]	CDFW[2]		
Crotalus ruber Red–diamond rattlesnake	—	— SSC	Occurs in arid, rocky areas in creosote scrub, coastal sage and Riversidean alluvial fan sage scrub, chaparral, oak and pine woodlands, grasslands, on cultivated areas.	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There are two recent records within 5 miles of the project site, and one recent and two historical records between 5 and 10 miles from the project site.
Emys marmorata western pond turtle	—	— SSC	Found in ponds, lakes, rivers, streams, creeks, marshes, and irrigation ditches, with abundant vegetation, and either rocky or muddy bottoms, in woodland, forest, and grassland. In streams, prefers pools to shallower areas. Logs, rocks, cattail mats, and exposed banks are required for basking. May enter brackish water and even seawater.	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There is one recent record between 5 and 10 miles from the project site.
Phrynosoma blainvillii Coast horned lizard	—	— SSC	Occurs in open areas with sandy soil and low vegetation in grasslands, coniferous forests, woodlands, and chaparral.	**Low.** There is marginal habitat for this species on and adjacent to the project site. There are four historical records within 5 miles of the project site, and six historical records between 5 and 10 miles from the project site.
Salvadora hexalepis virgultea coast patch–nosed snake	—	— SSC	Occurs in brushy or shrubby vegetation. Dependent on small mammal burrows.	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There are two recent records between 5 and 10 miles from the project site.
Thamnophis hammondii Two–striped gartersnake	—	— SSC	Occurs in rocky areas near water sources such as pools and streams in oak woodland, willow, coastal sage and Riversidean alluvial fan sage scrub, scrub oak, sparse pine, chaparral, and brushland habitats.	**None.** Suitable habitat for this species is not present on or adjacent to the project site. There are two recent records within 5 miles of the project site. These observations were in an area supporting Riversidean alluvial fan scrub and chaparral habitats near a large, rocky wash. There are three recent and three historical records between 5 and 10 miles from the project site.

Scientific Name Common Name	Status		Habitat Description[3]	Potential to Occur and Rationale[4]
	USFWS[1]	CDFW[2]		

Code Designations

[1] Federal Status: 2020 USFWS Listing		[2] State Status: 2020 CDFW Listing	
ESU	= Evolutionary Significant Unit is a distinctive population.	**SE**	= Listed as endangered under the CESA.
FE	= Listed as endangered under the FESA.	**ST**	= Listed as threatened under the CESA.
FT	= Listed as threatened under the FESA.	**SSC**	= Species of Special Concern as identified by the CDFW.
FC	= Candidate for listing (threatened or endangered) under FESA.	**FP**	= Listed as fully protected under FGC.
FD	= Delisted in accordance with the FESA.	**FGC**	= protected by FGC 3503.5
FPD	= Federally Proposed to be Delisted.	**CE**	= Candidate endangered under the CESA.
MBTA	= protected by the Migratory Bird Treaty Act	**—**	= Not state listed
—	= Not federally listed		

Notes:
[3] **Habitat Description**: Habitat description adapted from CNDDBor other specified source
[4] **Potential to Occur and Rationale**: Location of recorded species occurrences determined by geospatial information from BIOS 5 or other specified source.

Sources:

California Department of Fish and Wildlife (CDFW). 2021. Biogeographic Information and Observation System (BIOS 5). Website: https://map.dfg.ca.gov/bios/. Accessed August 17, 2021.

California Department of Fish and Wildlife (CDFW). 2021. CNDDB RareFind 5 California Natural Diversity Database Query for Special–Status Species. Website: https://map.dfg.ca.gov/rarefind/view/RareFind.aspx. Accessed August 17, 2021.

U.S. Fish and Wildlife Service (USFWS). 2021. Information for Planning and Consultation. Website: https://ecos.fws.gov/ipac/. Accessed August 17, 2021.

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Attachment B
Revised Cultural Resources Report

FIRSTCARBONSOLUTIONS™

Phase I Cultural Resources Assessment
Song and Emm Properties Project
City of Redlands, San Bernardino County, California

USGS *Redlands* 7.5-minute Topographic Quadrangle Map
Township 1 South, Range 3 West, Section 16
Assessor's Parcel Number (APN): 016-706-101 and 016-706-103

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Report Authored by Stefanie Griffin, MA
Fieldwork Conducted by: Kweku A. Williams, MA, RPA, and Natalie Adame

Date: August 16, 2022

Revised Date: June 20, 2023

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MANAGEMENT SUMMARY

At the request of MLC Holdings, Inc., FirstCarbon Solutions (FCS) conducted a Phase I Cultural Resource Assessment (Phase I CRA) for the Song and Emm Properties Project located in Redlands, California. The purpose of this assessment was to identify the presence or absence of potentially significant cultural resources within the project site, and, if impacted by the proposed development, propose recommendations for mitigation. Completion of this investigation fulfills the requirements of the California Environmental Quality Act (CEQA) under Section 15064.5. The City of Redlands has discretionary authority over the proposed project and is the CEQA Lead Agency. This report follows the California Office of Historic Preservation (OHP) procedures for cultural resource surveys and the OHP Archaeological Resource Management Report (ARMR) format for archaeological reports.

On March 5, 2019, a records search was conducted at the South Central Coastal Information Center (SCCIC) located at the California State University, Fullerton, for the project site and a 0.50-mile radius beyond the project boundaries. To identify additional historic properties or resources, the current inventories of the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), the California Historical Landmarks (CHL) list, the California Points of Historical Interest (CPHI) list, and the California Built Environment Resource Directory (BERD) for San Bernardino County were also consulted. The results of the SCCIC records search indicate that there are 22 cultural resources (2 prehistoric resources and 20 historic resources) located within a 0.5-mile radius of the project boundaries, and no recorded cultural resources are located within the project site. In addition, there are 31 area-specific survey reports on file with the SCCIC, none of which address the project site, indicating that the project site has not been previously surveyed for cultural resources.

On August 12, 2021, a records search request was sent to the Native American Heritage Commission (NAHC) in an effort to determine whether any sacred sites are listed on its Sacred Lands File for the project site. On September 15, 2021, a response from the NAHC was received indicating that their Sacred Lands File search came back positive for Tribal Cultural Resources (TCRs) within the project site. The NAHC included a list of 10 tribal representatives available for consultation who may have additional knowledge of the project area. To ensure that all Native American knowledge and concerns over potential TCRs that may be affected by implementation of the proposed project are addressed, a letter containing project information and requesting additional information was sent to each tribal representative on September 16, 2021. A response was received on September 17, 2021 from the Quechan Tribe of the Fort Yuma Reservation providing no comments, but deferring to more local tribes and supporting their decisions regarding the proposed project. On September 28, 2021, a response was received from the San Manuel Band of Mission Indians indicating that the proposed project site is not located near any known SLF Serrano Villages or archaeological sites. On October 29, 2022, a reply was received from Agua Caliente Band of Cahuilla Indians indicating that the proposed project site is not located within the boundaries of the Agua Caliente Band of Cahuilla Indians, however, the tribe requested a copy of the EIC records search results. No additional responses were received.

On May 12, 2022, a second set of letters were sent to the 10 tribal representatives, with the updated project description that includes the Emm Property. On June 22, 2022 a response was received from the Yuhaaviatam of San Manuel Nation stating that the project site is not located near any known cultural resources. No additional responses have been received to date.

On August 21, 2021, FCS Archaeologist, Kweku Williams, MA, RPA conducted a pedestrian survey for unrecorded cultural resources at the project site. The survey covered the subject property where possible, beginning in the southern portion of the project site and moving north, using north–south transects spaced at 15-meter intervals. The project site is within an overgrown, semi-desert area with local vegetation scattered throughout the proposed project. Soil visibility was moderate across the site, ranging from 30 to 50 percent. Obstruction of the soil was due to the high volume of modern debris and tall grass. Observed soils were largely composed of dark gray-brown sand with inclusion of gravel-like rocks and quartz. On April 15, 2022, FCS Archaeologist Natalie Adame conducted a pedestrian survey for the adjacent Emm Property. The survey began on the southwest corner of the project site and moved east, using north–west transects spaced at 15-meter intervals whenever possible. The project site was undeveloped and consisted of relatively flat grassy area, with soil visibility of native soils ranging from 10 percent to 5 percent in areas where bioturbation activities had taken place. Soil composition was made up of dark yellowish brown silty sand (10YR 4/4). Because of the proximity to West Pioneer Avenue and Citrus Valley High School, there was scattered modern debris along the edges of the property. To the extent possible, all areas of the project site were inspected for culturally-modified soils or other indicators of potential historic or prehistoric resources. No prehistoric or historic resources or raw materials commonly used in the manufacture of tools (e.g., obsidian, Franciscan chert, etc.) were found within the project site.

Based on the results of the positive Sacred Lands File search from the NAHC, the SCCIC records searches, archival research, and pedestrian survey, FCS considers the potential for the proposed project to have an adverse effect on historic and/or prehistoric cultural resources to be moderate. While there are no recorded resources within the project site, 20 historic resources and two prehistoric resources have been recorded within the 0.5-mile search radius. In addition, the site has not been previously surveyed for archaeological resources and its topography increases the possibility that subsurface archaeological resources may be encountered during project construction.

For this reason, FCS recommends that a qualified Archaeologist who meets the Secretary of Interior's Professional Qualification Standards for Archaeology perform an inspection of the site following grubbing, ground clearing, and prior to any grading or project-related ground disturbance. In the event exposed soils indicate cultural materials may be present, this may be followed by regular or periodic "spot check" archaeological monitoring as determined by the Archaeologist, but full-time archaeological monitoring is not recommended at this time. Additional procedures for the inadvertent discovery of human remains and cultural resources are provided in the report.

SECTION 1: INTRODUCTION

1.1 - Project Location

The project site encompasses approximately 14.6 acres located within the City of Redlands, San Bernardino County, California (Exhibit 1). The project site is located on the *Redlands*, *California* United States Geological Survey (USGS) 7.5-minute Topographic Quadrangle Map (Exhibit 2). The project site is located at 1160 West Pioneer Avenue and consists of two Assessor's Parcel Numbers (APNs): 016-706-101 and 016-706-103. The project site is currently vacant and is bounded by West Pioneer Avenue to the south, Citrus Valley High School to the east, an orchard field in the northeastern border, State Route (SR) 210 to the west, and West Domestic Avenue to the north (Exhibit 3).

1.2 - Project Description

The project applicant is proposing to construct a new residential development on approximately 14.6 acres at 1160 West Pioneer Avenue in the City of Redlands. The proposed project includes the development of a total of approximately 117 motor court homes. The maximum depth of ground disturbance is estimated to be up to 11 feet.

1.3 - Assessment Team

FCS Archaeological Supervisor, Stefanie Griffin, MA, authored this report. FCS Osteologist/Staff Archaeologist, Kweku A. Williams, MA, RPA, and Archaeological Field Manager, Natalie Adame, conducted the pedestrian survey. Ms. Griffin, Mr. Williams, and Ms. Adame exceed the professional standards set for their respective roles by the Secretary of the Interior. Professional qualifications for Ms. Griffin, Mr. Williams, and Ms. Adame can be found in Appendix A.

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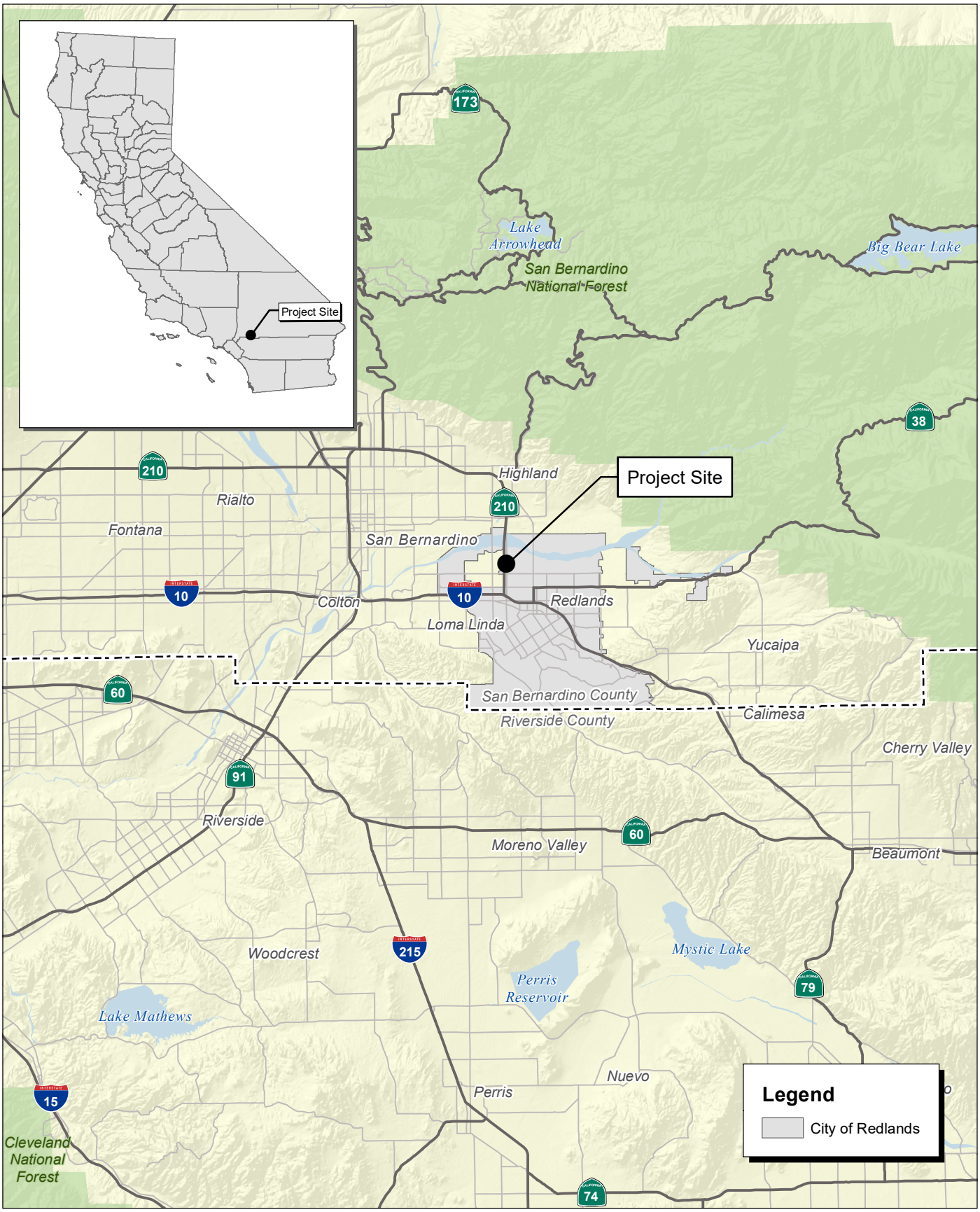

Source: Census 2000 Data, The California Spatial Information Library (CaSIL).

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Exhibit 1
Regional Location Map

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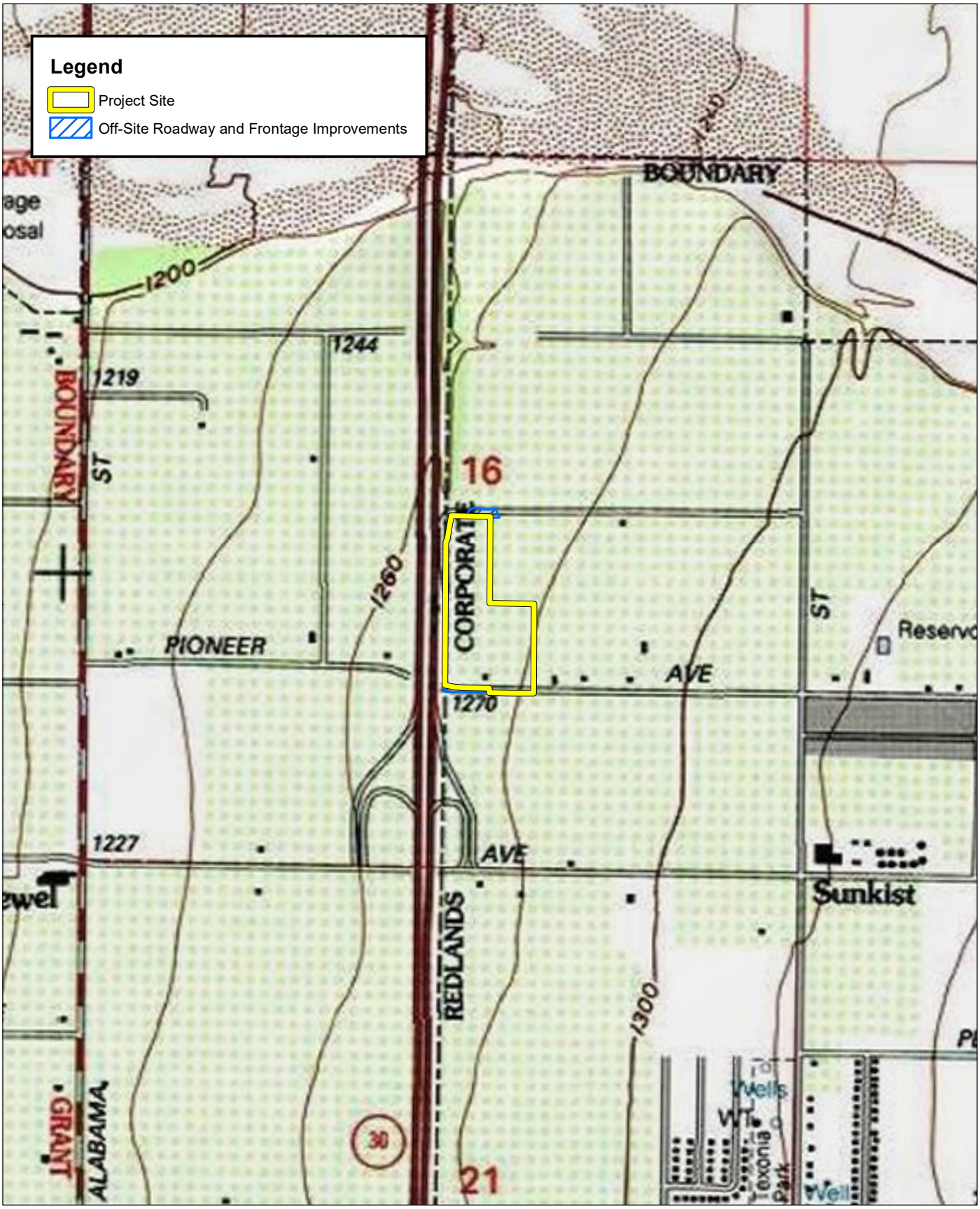

Source: USGS Redlands 7.5' Quadrangle / T01S,R03W,sec16.

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1,000 500 0 1,000 Feet

Exhibit 2: Local Vicinity Map
Topographic Base

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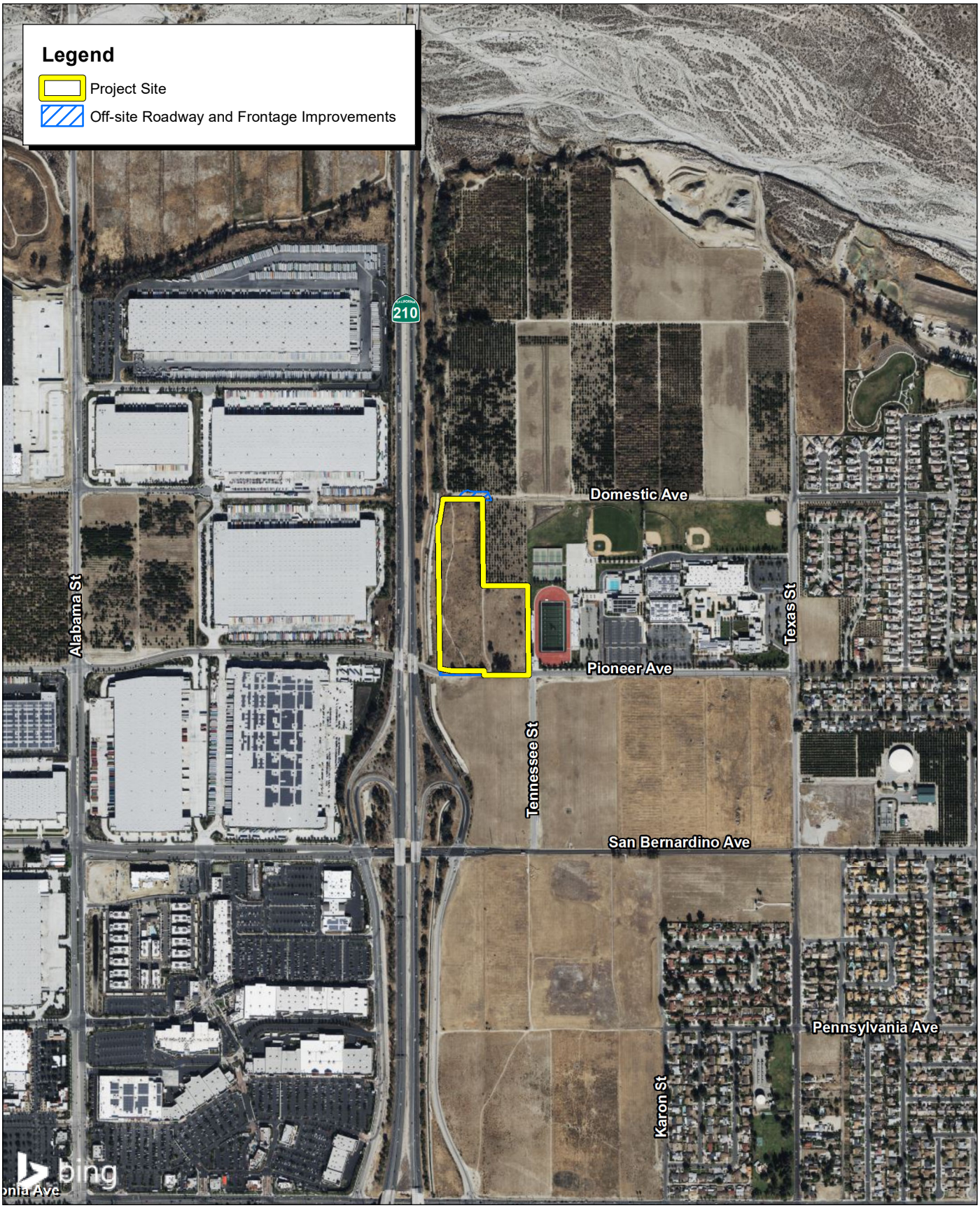

Source: Bing Aerial Imagery.

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1,000 500 0 1,000 Feet

Exhibit 3: Local Vicinity Map Aerial Base

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SECTION 2: CULTURAL SETTING

Following is a brief overview of the prehistory, ethnography, and historic background, providing context in which to understand the background and relevance of sites found in the general project area. This section is not intended to be a comprehensive review of the current resources available; rather, it serves as a general overview.

Further details can be found in ethnographic studies, mission records, and major published sources, including Beardsley (1948), Bennyhoff (1950), Fredrickson (1973), Kroeber (1925), Chartkoff and Chartkoff (1984), and Moratto (1984).

2.1 - Prehistoric Background

Fagan (2003), Moratto (1984), and Chartkoff and Chartkoff (1984) provide recent overviews of California archaeology and historical reviews of inland Southern California, among other locales. An early and widely used regional chronology for coastal Southern California is Wallace's four-part Horizon format (1955), which was later updated and revised by Warren (1968) and more recently by Chartkoff and Chartkoff (1984), and King (1990 and 2000). The sequence provides a framework that relates societal change to change in material culture; the advantages and weaknesses of Southern California chronological sequences are reviewed by Warren (in Moratto 1984), Chartkoff and Chartkoff (1984), and Heizer (ed. 1978).

2.1.1 - Paleoamericans

In North America, radiocarbon dates from existing samples of archaeological materials demonstrate human presence as early as 15,000 years Before Present (BP) (Waters et al. 2018). The lithics from the earliest (14,000 to 15,000 BP) documented sites in North America include cores, flakes and flake tools (e.g., 5 blades, 14 bladelets, 12 bifaces, one discoidal flake core, 23 edge-modified tools that includes scrapers and gravers from the Debra L. Friedkin site, Texas) with an absence of projectile points (Waters et al. 2011, 2018). The first known projectile points in North America are from 13,000 years BP, with lanceolate fluted points (Clovis Complex) in sites from central and eastern North America and stemmed projectile points from sites in areas of western North America that were not glaciated (Jenkins et al. 2012; Beck and Jones 2010). Glennan (1972) provides an early study of the hypothesis of Pre-Clovis in Southern California. The oldest California radiocarbon date as of 2007 from archaeological materials confirms a human presence in the northeastern part of the State (from site CA-SIS-218) as early as 13,500 years BP (Jones and Klar 2007). The radiocarbon date corresponds to the period of fluted points and fluted points have been found throughout California (Rondeau et al. 2007; Rondeau 2009) although projectile points and other chronologically and culturally informative materials are absent from the SIS-218 sample.

Pleistocene flora and fauna are regularly uncovered from sediments at the La Brea Tar Pits, deep construction-related excavations in coastal Orange County, and the Santa Ana watershed. Such studies reinforce the idea that much of Southern California exhibited a climate similar to that of

Monterey or the San Francisco Bay Area during this Period (Chartkoff and Chartkoff 1984), with slightly drier conditions away from the coast.

2.1.2 - Millingstone Complex or Early Period

During the early post glacial period after 8,500 BP the Southern California climate became warmer and drier (Fagan 2003). Groundstone artifacts that include manos and metates correspond to the Early Period. The Early Period in Southern California begins as early or earlier than 8,000 BP and ends by about 2,800 BP (King 1990). The Early Period corresponds to the earliest known sites in Southern California with year-round habitation and cemeteries. Manos and metates consist of a variety of types. Mano and metates of the Early Period in Southern California, correspond to types from studies in the U.S. southwest that efficiently grind small, oily annual and biennial wild seeds (Adams 1999; Ciolek-Torello 1995; Gilman 1988; Lancaster 1984; Whittlesey 1995). Most annual and biennial wild seed plant types in Southern California are best adapted for warm and dry environments (e.g., Hemizonia fasciculata, which is a summer seed source). Annual and biennial seed crops are highly reliable, nutritious, and productive. Annual and biennial seed producers are also, diverse and afford reliable seed production throughout the year. Compared to later periods, utilitarian artifacts are most frequently found with Early Period burials.

Manos and metates are “kitchen tools” and concentrate within residential areas of Early Period habitation sites in Southern California (King and Merrill 2002; Merrill 2015). Other kinds of lithics that correspond to the Early Period include many kinds of core tools (e.g., hammers, choppers, and scraper planes), knives, bifaces, scrapers (many types), gravers, burins, dart points, and compound bone fishhooks. Sedentism apparently increased in areas with abundant resources that were available for longer periods. Arid inland regions and offshore desert islands (e.g., San Nicolas Island) provided less opportunity for long-term residence without trade and possibly for more mobile subsistence. The Early Period ends about 2,800 BP (King 1990).

2.1.3 - Middle Period

The Middle Period lasted from about 2,800 BP to 750 BP (King 1990). Excavated assemblages retain many attributes of the Early Period but with more diverse artifact types. Middle Period sites can contain large-stemmed or notched small projectile points suggestive of bow and arrow use, especially near the end of the Period, and the use of portable grinding tools continued. Intensive use of mortar and pestles signaled processing of acorns as the primary vegetative staple as opposed to a mixed diet of seeds and acorns. Because of a general lack of data, neither the settlement and subsistence systems nor the cultural evolution of this Period are well understood, but it is very likely that the nomadic ways continued. It has been proposed that sedentism increased with the exploitation of storable food resources, such as acorns, but coastal sites from the Period exhibit higher fishing activity than in previous periods. The first permanently occupied villages make their appearance in this Period (Chartkoff and Chartkoff 1984).

2.1.4 - Late Prehistoric

Extending from 750 BP to Spanish Contact in 1769, the Late Prehistoric includes changes in trade networks and political and secular economic subsystems. There was also a differentiation of types of

political economies. Exploitation of marine resources continued to intensify. Assemblages characteristically contain projectile points, and toward the end of the Period the size of the points decreased and notched and stemmed bases appeared, which implies the use of the bow and arrow. Use of personal ornaments such as shell beads were widely distributed east of the coast, suggesting well-organized and codified trade networks. Additional assemblages in this Period included steatite bowls, asphaltum, grave goods, and elaborate shell ornaments. The use of bedrock milling stations was widespread during this horizon. Increased hunting efficiency and widespread exploitation of acorns provided reliable and storable food resources. Village size increased during this time, and some of these villages may have held 1,500 or more residents (Chartkoff and Chartkoff 1984). Analyses of skeletons showed that the first signs of malnutrition appeared in this Period, signaling greater competition for food resources (Fagan 2003).

The earliest part of this Period may have seen an incursion of Cupan-Takic speakers from the Great Basin (the "Shoshonean wedge" of Kroeber 1925) may have replaced the Hokan speakers in the area. At the time of Spanish conquest, Cupan-Takic speakers were distributed throughout Orange County, western Riverside County, and the Los Angeles Basin (Gabrieliño, Juaneño, and Cahuilla peoples). Serran-Takic speakers are now represented by the Serranos in the San Bernardino Mountains. Recent work (O'Neil 2002) suggests that the "Shoshonean wedge" is misnamed—the original Los Angeles inhabitants replaced by the incoming Takic-speakers may have actually been Yuman speakers (similar to those in the California Delta region of the Colorado River) and not Hokan Salinan-Seri (Chumash) speakers as was suggested by Kroeber.

At the time of Spanish conquest, local indigenous groups were composed of constantly moving and shifting clans and cultures. Early ethnographers applied the concept of territorial boundaries to local indigenous groups purely as a conceptualization device, and the data was based on fragmented information provided to them from second-hand sources. At least three Native American groups, the Cahuilla, Serrano, and Gabrieliño are known to have occupied or utilized resources within the vicinity of the project site at different points in history. A brief overview of these three tribal groups follows.

2.1.5 - Cahuilla

The project site is located in the region known to have been occupied by the Cahuilla Indians. Cahuilla territory was bounded on the north by the San Bernardino Mountains, on the east by the Orocopia Mountains, on the west by the Santa Ana River, the San Jacinto Plain, and the eastern slope of the Palomar Mountains, and on the south by Borrego Springs and the Chocolate Mountains (Bean 1978). The diversity of the territory provided the Cahuilla with a variety of foods. It has been estimated that the Cahuilla exploited more than 500 native and non-native plants (Bean and Saubel 1972). Acorns, mesquite, screw beans, piñon nuts, and various types of cacti were used. A variety of seeds, wild fruits and berries, tubers, roots, and greens were also a part of the Cahuilla diet. A marginal agricultural existence provided corn, beans, squashes, and melons. Rabbits and small animals were also hunted to supplement the diet. During high stands of Ancient Lake Cahuilla, fish, migratory birds, and marshland vegetation were also taken for sustenance and utilitarian purposes (Bean 1978).

Structures within permanent villages ranged from small brush shelters to dome-shaped or rectangular dwellings. Villages were situated near water sources, in the canyons near springs, or on alluvial fans at man-made walk-in wells (Bean 1972). Mortuary practices entailed cremation of the dead. Upon a person's death, the body was bound or put inside a net and then taken to a place where the body would be cremated. Secondary interments also occurred. A mourning ceremony took place about a year after a person's death. During this ceremony, an image of the deceased was burned along with other goods (Lando and Modesto 1977; Strong 1929). Precontact Cahuilla population has been estimated as low as 2,500 to as high as 10,000. At the time of first contact with Europeans, around 1774, the Cahuilla numbered approximately 6,000. Although they were the first to come into contact with the Cahuilla, the Spanish had little to do with those of the desert region. Some of the Cahuilla who lived in the plains and valleys west of the desert and mountains, however, were missionized through the *asistencia* located near present day San Bernardino. Cahuilla political, economic, and religious autonomy was maintained until 1877 when the United States government established Indian reservations in the region. Protestant missionaries came into the area to convert and civilize the Native American population. During this era, traditional cultural practices, such as cremation of the dead, were prohibited. Today, the Cahuilla reside on eight separate reservations in Southern California, located from Banning in the north to Warner Springs in the south and from Hemet in the west to Thermal in the east (Bean 1978).

2.1.6 - Serrano

Ethnographic accounts indicate that the Serrano were the dominant group of Native Americans in the region that includes the project site. The Serrano occupied an area in and around the San Bernardino Mountains between approximately 1,500 and 11,000 feet above mean sea level. Their territory extended west into the Cajon Pass, east as far as Twentynine Palms, north to Victorville, and south to the Yucaipa Valley. The Serrano were mainly hunters and gatherers who occasionally fished. Game that was hunted included mountain sheep, deer, antelope, rabbits, small rodents, and various birds, particularly quail. Vegetable staples consisted of acorns, piñon nuts, bulbs and tubers, shoots and roots, berries, mesquite, barrel cacti, and Joshua tree (Bean and Smith 1978).

A variety of materials were used for hunting, gathering, and processing food, as well as for shelter, clothing, and luxury items. Shells, wood, bone, stone, plant materials, and animal skins and feathers were used for making baskets, pottery, blankets, mats, nets, bags and pouches, cordage, awls, bows, arrows, drills, stone pipes, musical instruments, and clothing (Bean and Smith 1978). Settlement locations were determined by water availability, and most Serrano's lived in small villages near water sources. Houses and ramadas were round and constructed of poles covered with bark and tule mats (Kroeber 1925). Most Serrano villages also had a ceremonial house used as a religious center. Other structures within the village might include granaries and sweathouses (Bean and Smith 1978).

The Serrano were loosely organized along patrilineal lines and associated themselves with either the Tukum (wildcat) or the Wahilyam (coyote) moiety. Organization of individual bands of Serrano was considered by Kroeber (1925) to be similar to political groups. Tribes, as opposed to bands, were larger in numbers, and were distinguished from each other by having distinct dialects. Unlike bands, tribes often had names that were more than merely a designation for the place where they lived (Kroeber 1925). Partly due to their mountainous inland territory, contact between Serrano and

European Americans was minimal prior to the early 1800s. In 1819, a Capilla (chapel) was established near present day Redlands and was used to help relocate many Serrano to Mission San Gabriel. However, small groups of Serrano remained in the area northeast of the San Gorgonio Pass and were able to preserve some of their native culture. Today, most Serrano live either on the Morongo or San Manuel reservations (Bean and Smith 1978).

2.2 - Regional Historic Background

2.2.1 - Spanish and Mexican Exploration and Settlement

The Spanish Period (1769-1821)

The first Europeans to pass through the region were Spanish military commander Don Pedro Fages and Father Francisco Garces. Fages first passed through the area in 1771, in an attempt to recover several soldiers that had abandoned their garrison in San Diego. Fages is credited with discovering El Cajon Pass and traveled through the Mojave Desert (Lech 2012). Father Francisco Garces first entered present day San Bernardino in 1773 accompanying the Spanish explorer Juan Batista de Anza in expedition to find a safer route via land from Mexico to Alta-California by way of the Colorado River. Father Garces joined de Anza on his first expedition from Sonora to San Gabriel, however, they split during the second trip with Father Garces deciding to stay behind and explore what would eventually become San Bernardino County (Beattie 1923). Father Garces helped further establish the trail that was used by de Anza, which in time proved to be pivotal for transportation of goods from Sonora, Mexico to Mission San Gabriel. The trail grew and several small missions and small towns were erected, one of which was Politana, named after Hipolito, the Native American who was put in charge of the town. The trail remained continuously in use until 1781, when a massacre of 50 people in Yuma, including Father Garces, halted the use of the trail for a few years (Brown and Boyd 1922; Beattie 1923).

As the influence of Mission San Gabriel grew, so did the land that it controlled. At its height, Mission San Gabriel controlled roughly 1,500,000 acres of land, extending from the ocean to the San Bernardino Mountains. In 1810, a party of missionaries, soldiers and Native Americans from Mission San Gabriel entered the region and begun referring to it as San Bernardino (Brown and Boyd 1922). The mission settlement quickly grew with the addition of adobe buildings, various mission activities and San Bernardino Rancho was officially incorporated into the mission system on May 20, 1819 (Brown and Boyd 1922; Beattie 1923; Lech 2012). The town of Politana was quickly incorporated into the Rancheria. However, a series of earthquakes in 1812 destroyed Politana, with only remnants of the old buildings remaining. In 1822, the area was eventually rebuilt with help from the San Gabriel Mission fathers, and the Guachama Rancheria began to prosper and grow.

The Mexican Period (1821-1848)

In 1821, Mexico overthrew Spanish rule and the monopoly that the missions had in the area began to decline. By 1833, the Mexican government passed The Secularization Act, and the missions reorganized as parish churches and lost their vast land holdings (Beattie and Beattie 1974). Following The Secularization Act, the Mexican government initially planned on redistributing the land to the Native Americans, however, they were instead redistributed to prominent citizens. The first land grant in the area was the Jurupa Land Grant of 1838 given to Juan Bandini (Barrows 1899). In 1842,

Antonio Maria Lugo, owner of Rancho San Antonio and Rancho Santa Ana, helped his sons, Vicente Lugo and Maria Lugo, and nephew, Diego Sepulveda, acquire the San Bernardino Land Grant, which was on the former Mission San Gabriel chapel property (Sheffield 2004). The large ranchos became important financial and social centers with the focus going toward cattle and agriculture. The prosperity in the region attracted Americans from the east to the region seeking to make their own fortune. The influx of American settlers contributed to raised tension across the south and southwest United States leading to the Mexican-American War (1846-1848), resulting in Mexico ceding its northern territories to the United States after the Treaty of Guadalupe Hidalgo.

After the Mexican-American War and the cessation of California to the United States, American pioneers, businessmen and members of The Church of Latter-Day Saints eventually settled in the area purchasing land from the Lugo families and the Bandini family. The Lugo family fortune fell into disarray and they sold their land to George and Ellen Cooley, the Hunt Family, and other Mormon pioneers caravanning from Salt Lake City, Utah to California, settling in Rancho San Bernardino before purchasing it. Juan Bandini sold a portion of his land to his son-in-law, who sold a portion of his land to Benjamin Wilson (Sheffield 2004). The land went through several owners before settling with Louis Rubidoux.

2.2.2 - San Bernardino County

San Bernardino County was named after the feast day of San Bernardino of Sienna. The County of San Bernardino was established in April 1953 after dividing from the County of Los Angeles, quickly followed by the creation of three townships including San Bernardino, which would become the county seat the following year. During the Mexican-American War, the Mormon settlers in the area offered their services to the United States, which included the company of Captain Jefferson Hunt, who would be called the father of San Bernardino County and help create the first American settlement in present day San Bernardino before being recalled back to Salt Lake City, Utah (Brown and Boyd 1922; Beattie 1923). The following decade, there was a flourishing agricultural industry, which helped increase trade and commerce in the area. San Bernardino County established the San Bernardino Fire company, the first artesian well, and housed the first commercially-run winery in Cucamonga. The growing population saw the incorporation of a road tax being imposed on every citizen 21-50 and welfare programs being introduced to aid citizens. By the late 1880s, San Bernardino had entered an economic boom ushered by the introduction of Southern Pacific Railroad in 1875, which had a line running from Los Angeles to Colton. The introduction of the railroad caused an influx of settlers with aims at acquiring land, which at the time was rapidly changing ownership and being sold at increased prices, creating a buzz for investment (Brown and Boyd 1922; Beattie 1923; San Bernardino County 2020).

World War II saw the introduction of the San Bernardino Army Air Field (formerly known as the Municipal Airport) and Kaiser Steel operation, both of which opened in 1942, bringing thousands of jobs to the region. The base was later renamed the Norton Air Force Base in honor of Captain Leland Norton (AFCEC 2020). However, by the early 1990s, the closure and/or movement of several industries led to the loss of thousands of jobs and decline in economic growth. The County of San Bernardino is the largest in the State of California, with the fourth largest population. Encompassing over 20,000 square miles of land and 24 cities, the County is currently going through a political and economic reform aimed at fiscal sustainability and further support for housing growth (Pisano 2013).

2.2.3 - City of Redlands

The City of Redlands was founded in 1881 by two Connecticut Yankees named Frank E. Brown and Edward Judson. It was named after the reddish adobe soil that's prevalent throughout the city. These men were intrigued by the 1873 book, *California for Health, Pleasure, and Residence* by Charles Nordhoff, which has a chapter that focuses on the San Bernardino Valley. Brown and Judson arrived in Lugonia, which is now north Redlands, with plans to establish a colony that comprised of emigrants from the East and Midwest. The emigrants planted groves of Washington navel oranges that prospered in the southern California climate. The City was known as the "Washington Navel Orange Growing Capital of the World" making the citrus industry the thriving force of its economy (City of Redlands 2022). From 1885 to 1886, early settlers of the Chicago Colony from the east, named the streets La Salle, Wabash, Dearborn, Lincoln, and State for their hometown. By 1888, the town was incorporated and included the town of Lugonia. In 1889, the famous twin Smiley brothers arrived making Redlands the ideal tourist destination. The Smiley brothers' Canon Crest Park, known as Smiley Heights, brought in thousands of tourists starting in 1890 through 1930. Redlands was known as "The City of Millionaires" and became a destination hotspot in the 1900s (City of Redlands 2022). The Smiley's opened up their 200 acres estate to tourists to enjoy magnificent views, eat at local restaurants, and stay at hotels. The vision of Judson and Brown (as part of Brown's civil engineering skills) came to light when the Big Bear Dam was built and guaranteed a water supply at the Big Bear reservoir for Redlands (Burgess and Gonzales 2004). Additionally, Edward Judson took personal interest in making sure that trees were provided to the early settlers of the area. At the turn of the 20th century, Redlands began to grow exponentially from hundreds to almost 5,000 residents (Burgess and Gonzales 2004). In 1901 President McKinley visited Redlands as part of his "California Welcome" (Burgess and Gonzales 2004). Also in 1903, President Theodore Roosevelt visited California and first stopped in Redlands.

Over the years things have changed with the economy and the great homes of Redlands, however it still provides a community situated in a big town with a small-town feeling. The city still comprises of beautiful historic buildings and locally owned shops and boutiques, and State Street continues to be lined with trees. There are several famous buildings, such as the Albert K. Smiley Public Library, that demonstrates a strong tradition of philanthropy within Redlands. Albert K. Smiley used borrowed money to provide the Moorish style library that was built in 1898, and park to the City. Additionally, the Redlands Bowl was built in 1930 and continues to be the oldest free outdoor concert series in California (). Parks were created and private homes became museums and were given to the public to enjoy. There are also turn of the century bungalows and landmark homes throughout the Smiley Park neighborhood. Redlands is currently home to 73,288 residents and continues to be a great tourist destination (United States Census Bureau 2021).

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SECTION 3: RESULTS

3.1 - Records Search

3.1.1 - South Central Coastal Information Center

On March 5, 2019, a records search for the project site and a 0.5-mile radius beyond the project boundaries was conducted at the SCCIC located at California State University, Fullerton. To identify historic properties or resources, the current inventories of the NRHP, CRHR, CHL list, CPHI list, and the BERD for San Bernardino County were reviewed to determine the existence of previously-documented local historical resources.

The results of the SCCIC records search indicate that there are 22 cultural resources (2 prehistoric resources and 20 historic resources) located within a 0.5-mile radius of the project boundaries, and no recorded cultural resources are located within the project site (Table 1). In addition, there are 31 area-specific survey reports on file with the SCCIC, none of which address the project site, indicating that the project site has not been previously surveyed for cultural resources (Table 2). The SCCIC records search results can be found in Appendix B.

Table 1: Cultural Resources within 0.50-mile of the Project Site

Resource No.	Resource Description	Date Recorded
P-36-005990	5; AH04 Privies/dumps/trash scatters	1987
P-36-005991	6; AH02 Foundations/structure pads	1987
P-36-005992	7; AH04 Privies/dumps/trash scatters	1987
P-36-006084	B-12; AH04 Privies/dumps/trash scatters	1987
P-36-006095	C-10; AH04 Privies/dumps/trash scatters	1987
P-36-007052	Arth Ranch; AH02 Foundations/structure pads	1991
P-36-007765	CP-1; AH06 Water conveyance system	1993
P-36-007766	CP-2; AH06 Water conveyance system	1993
P-36-007767	CP-4; AH06 Water conveyance system	1993
P-36-007768	CP-6; AH02 Foundations/structure pads, AH05 Wells/cisterns, AH06 Water conveyance system, AH11 Walls/Fences, AH15 Standing Structures, AH16 Other	1993
P-36-008135	CP-1; CP-1; AH06 Water conveyance system	1995
P-36-008137	CP-3; AH03 Landscaping/orchard, AH15 Standing Structures	1995
P-36-012468	CRM Tech 1872-1H; AH06 Water conveyance system	2006
P-36-012531	RUSD New School #3; HP02 Single-family property	2006
P-36-012532	RUSD New School #3; HP02 Single-family property	2006
P-36-012852	RCC-1-001; AH03 Landscaping/orchard	2006

Resource No.	Resource Description	Date Recorded
P-36-013514	1660 W. San Bernardino Ave; HP02 Single-family building	2004
P-36-013622	West San Bernardino Road Curb; AH16 Other	2007
P-36-013783	Redlands CC-Site 001; AH06 Water conveyance system	2007
P-36-032488	AE-3895-01H; AH06 Water conveyance system	2018
P-36-032489	AE-3895-02H; AH06 Water conveyance system	2018
P-36-060203	SBCM-5422; AP16 Other	1983
Source: South Central Coastal Information Center (SCCIC) Records Search. March 5, 2019.		

Table 2: Previous Investigations within 0.5-mile of the Project Site

Report No.	Report Title/Project Focus	Author	Date
SB-00574	Cultural Resources Survey: Route 30 Between Interstate Route 10 and Arden Avenue, San Bernardino County, California.	Stephen R. Hammond and Lois M. Webb	1977
SB-01055	Archaeological Survey Report: Route 30 Between Third Street and Route 10 at Tennessee Street.	Stephen R. Hammond	1980
SB-01105	Archaeological Survey Report: Route 30 Near the City of Redlands.	Stephen R. Hammond	1981
SB-01783	Seven Oaks Dam Project: Water Systems.	David Hornbeck and Howard Botts	1988
SB-01808	Cultural Resources Survey, Upper Santa Ana River, California.	Paul R. Hampson, Jerrel Sorensen, Susa, K. Goldberg, Mark T. Swanson, and Jeanne E. Arnold	1988
SB-01879	A Cultural Resources Investigation for the proposed Redlands Well and Alternative Pipeline, Redlands and San Bernardino County, California.	Jeanette A. McKenna	1989
SB-02062	Archival Research for Cultural Resources: Old Webster Quarry, San Bernardino County.	John M. Foster	1990
SB-02466	Cultural Resources Assessment of Tentative Tract 15304, City of Redlands, San Bernardino County, California.	Michael K. Lerch	1991
SB-02792	Cultural Resources Survey for the Cities Pavilion Project, Redlands, CA.	Roger D. Mason and Jeanette A. McKenna	1993
SB-03064	An Archaeological Assessment of the 124+/- Acre Concept Plan 5 Citrus Plaza Project, Redlands, CA.	Laurie White and Robert S. White	1995
SB-03140	Archaeological and Historical Property Survey for the Reconstruction and Widening of All-Weather Crossing at Orange Street and the Santa Ana River, Redlands, San Bernardino County, CA.	Bruce Love	1995

Report No.	Report Title/Project Focus	Author	Date
SB-03041	Alabama Street All-Weather Crossing.	Bruce Love	1995
SB-03742	An Archaeological Assessment of the Proposed Verizon Buckeye Unmanned Cellular Telecommunication Site to be Located at 27630 W. Pioneer Ave, Redlands, CA.	Fred Budinger	2001
SB-03750	Westside Landfill Expansion Project.	Bruce Love	2000
SB-04044	Identification and Evaluation of Historic Properties: Orange Street Well Field and Pipeline Project, City of Redlands, San Bernardino County, CA.	Josh Smallwood	2002
SB-04047	Phase I Cultural Resources Survey Results for Cingular Telecommunications Facility SB-230021 27630 N. Pioneer Ave, Redlands, San Bernardino County, CA.	Michael Dice	2003
SB-04104	An Architectural Review of Standing Structures Located Within the Proposed Redlands Unified School District's Proposed New School Site, Redlands, San Bernardino County, CA.	Jeanette A. McKenna	2004
SB-04592	Historical/Archaeological Resources Survey Report: ABT-Haskell Company Composting Plan Site near the City of Redlands, San Bernardino County, CA.	Bai "Tom" Tang, Michael Hogan, Casey Tibbett and John J. Eddy	2005
SB-04594	HWY 30/CA-8817A.	Loma Billat	2005
SB-04597	Cultural Resources Assessment: Tract 16359 City of Redlands, San Bernardino County, California.	Riordan Goodwin	2004
SB-04629	Cultural Resources Assessment of Tentative Tract 16390 Pioneer, City of Redlands, San Bernardino, California.	Michael K. Lerch	2003
SB-04811	Supplemental Research and Documentation of 1042 Pioneer Ave. and 1074 Pioneer Ave., Redlands, San Bernardino County, CA.	Jeanette A. McKenna	2006
SB-04831	Cultural Resource Assessment: Upper Santa Ana River Wash Land Management and Habitat Conservation Plan, San Bernardino County, CA.	David Brunzell and Curt Duke	2005
SB-05166	Historical/Archaeological Resources Survey Report Redlands Common Project Assessor's parcel No. 0167-091-02, -04, and -08, City of Redlands, San Bernardino County, CA.	Bai Tang and Hogan Michael	2006
SB-05167	Historical/Archaeological Resources Survey: Trojan Groves, Assessor's Parcel No. 0167-091-09 through -12. City of Redlands, San Bernardino County, CA.	Hogan Michael	2006
SB-05788	Phase I Cultural Resource Assessment and Paleontological Records Review, Redlands Commerce Center Project, City of Redlands, San Bernardino County, CA.	Jennifer M. Sanka	2006
SB-05857	Phase I Cultural Resource Assessment and Paleontological Records Review, Holy Name of Jesus Catholic Church Project, City of Redlands, San Bernardino County, CA.	Jennifer M. Sanka	2008

Report No.	Report Title/Project Focus	Author	Date
SB-07663	A Phase I Cultural Resource Investigation for the Newland Homes 30.94 Acre Property in the City of Redlands, San Bernardino County, CA.	Jeanette A. McKenna	2014
SB-07822	Cultural Resource Records Search and Site Visit for T-Mobile West, LLC. Candidate IE24763A 15500 Orange St. Redlands, San Bernardino County, CA.	Carrie Willis and Sarah A. Williams	2014
SB-08097	Archaeological Survey Report State Route 210 Mixed Flow Lane Addition from Highland Avenue to San Bernardino Avenue, Cities of Highland, San Bernardino, Redlands and Portions of San Bernardino County, CA.	Shelly Logn	2014
SB-08254	Orange Street and Pioneer Avenue Traffic Signal Project in Redlands, San Bernardino County.	Roger D. Mason	2016
Source: South Central Coastal Information Center (SCCIC) Records Search. March 5, 2019.			

3.1.2 - Historical Aerials

A review of 16 historical aerial photographs depicting the project site from 1938 until 2018 indicate that from the earliest aerial in 1938 and sometime before 1980, the project site and the general land areas were undeveloped and used for agricultural purposes (Historic Aerials 2020). Sometime between 1980 to 1984 SR-210 was constructed. The images from 1985 to 2018 depict the gradual residential and commercial development surrounding the project site. However, the project site remained vacant from 1938 to the present.

3.1.3 - Native American Heritage Commission

On August 12, 2021, a records search request was sent to the NAHC in an effort to determine whether any sacred sites are listed on its Sacred Lands File for the project site. On September 15, 2021, a response from the NAHC was received indicating that their Sacred Lands File search came back positive for TCRs within the project area. The NAHC included a list of 10 tribal representatives available for consultation who may have additional knowledge of the project area. To ensure that all Native American knowledge and concerns over potential TCRs that may be affected by implementation of the proposed project are addressed, a letter containing project information and requesting additional information was sent to each tribal representative on September 16, 2021. A response was received on September 17, 2021, from the Quechan Tribe of the Fort Yuma Reservation providing no comments, but deferring to more local tribes and supporting their decisions regarding the proposed project. On September 28, 2021, a response was received from the San Manuel Band of Mission Indians indicating that the proposed project site is not located near any known SLFs, Serrano Villages or archaeological sites. On October 29, 2022, a reply was received from Agua Caliente Band of Cahuilla Indians indicating that the proposed project site is not located within the boundaries of the Agua Caliente Band of Cahuilla Indians, however, the tribe requested a copy of the EIC records search results. No additional responses have been received.

On May 12, 2022, a second set of letters were sent to the 10 tribal representatives, with the updated project description that includes Emm Property. On June 22, 2022 a response was received from the

Yuhaaviatam of San Manuel Nation stating that the project site is not located near any known cultural resources. No additional responses have been received to date. Copies of the NAHC correspondence can be found in Appendix C.

3.2 - Pedestrian Survey

Song Property Project: On August 21, 2021, FCS Archaeologist Kweku Williams, MA, RPA conducted a pedestrian survey for unrecorded cultural resources at the project site. The survey covered the subject property where possible, beginning in the southern portion of the project site and moving north, using north–south transects spaced at 15-meter intervals. The project site is within an overgrown, semi-desert area with local vegetation scattered throughout the proposed project. Soil visibility was moderate across the site, ranging from 30 to 50 percent. Obstruction of the soil was due to the high volume of modern debris and tall grass. Observed soils were largely composed of dark gray-brown sand with inclusion of gravel-like rocks and quartz.

Survey conditions were documented using digital photographs and field notes. During the survey, Mr. Williams examined all areas of the exposed ground surface for prehistoric artifacts (e.g., fire-affected rock, milling tools, flaked stone tools, tool-making debris, ceramics), soil discoloration and depressions that might indicate the presence of a cultural midden, faunal and human osteological remains, and features indicative of the former presence of structures or buildings (e.g., postholes, standing exterior walls, foundations) or historic debris (e.g., glass, metal, ceramics). All areas of the project site were closely inspected for culturally-modified soils or other indicators of potential historic or prehistoric resources. No historic or prehistoric cultural resources or raw materials commonly used in the manufacture of tools (e.g., obsidian, Franciscan chert) were observed. The surface was littered with modern debris and garbage.

Emm Property Project: On April 15, 2022, FCS Archaeologist Natalie Adame conducted a pedestrian survey for the adjacent Emm Property. The survey began on the southwest corner of the project site and moved east, using north–west transects spaced at 15-meter intervals whenever possible. The project site was undeveloped and consisted of relatively flat grassy area, with soil visibility of native soils ranging from 10 percent to 5 percent in areas where bioturbation activities had taken place. Soil composition was made up of dark yellowish brown silty sand (10YR 4/4). Because of the proximity to West Pioneer Avenue and Citrus Valley High School, there was scattered modern debris along the edges of the property. To the extent possible, all areas of the project site were inspected for culturally-modified soils or other indicators of potential historic or prehistoric resources. No prehistoric or historic resources or raw materials commonly used in the manufacture of tools (e.g., obsidian, Franciscan chert, etc.) were found within the project site.

Survey conditions were documented using digital photographs and field notes. During the survey, Ms. Adame examined all areas of the exposed ground surface for prehistoric artifacts (e.g., fire-affected rock, milling tools, flaked stone tools, tool-making debris, ceramics), soil discoloration and depressions that might indicate the presence of a cultural midden, faunal and human osteological remains, and features indicative of the former presence of structures or buildings (e.g., postholes, standing exterior walls, foundations) or historic debris (e.g., glass, metal, ceramics. No cultural resources were encountered. Pedestrian survey photos can be found in Appendix D.

3.2.1 - Buried Site Potential

In addition to the pedestrian survey, the potential for yet-identified cultural resources in the vicinity was reviewed against geologic and topographic geographic information system data for the general area and information from other nearby projects. The proposed project was evaluated against a set of criteria identified by a geoarchaeological overview of the Central Valley that was prepared for the California Department of Transportation (Caltrans) Districts 6 and 9 (Meyer et al. 2010). This study mapped the "archaeological sensitivity," or potential to support the presence of buried prehistoric archaeological deposits, throughout the Central Valley based on geology and environmental parameters including distance to water and landform slope. The methodology used in the study is applicable to other parts of California and concluded that sites consisting of flat, Holocene-era deposits in close proximity to water resources had a moderate to high probability of containing subsurface archaeological deposits when compared to earlier Pleistocene deposits situated on slopes or further away from drainages, lakes, and rivers.

The project site is situated on undeveloped land. According to the geological map of Matti et al. (2003), the project site is entirely situated upon Holocene axial-valley deposits. Applying the criteria set forth above, all Holocene-era deposits have the potential to contain archaeological deposits, which increases with the ease of the slope and proximity to a water resource (Santa Ana River). This, coupled with the presence of known prehistoric resources near the project site, as well as positive SLF results indicates moderate to high potential for unanticipated buried cultural resources to be impacted by project construction.

SECTION 4: SUMMARY AND RECOMMENDATIONS

4.1 - Summary

In accordance with CEQA regulations, FCS assessed the effects of development on the proposed project site. Results from the SCCIC indicate that 22 cultural resources (two prehistoric resources and 20 historic resources) are located within the 0.5-mile search radius; none are located within the project site. There are 31 area-specific survey reports on file with the SCCIC, none of which address the project site, indicating that the project site has not been previously surveyed for cultural resources. The results of the pedestrian field survey failed to identify additional unrecorded cultural resources within the project site.

The NAHC Sacred Lands File search regarding potential TCRs that may be adversely affected by the proposed project contained positive results. Subsequent correspondence with Native American representatives resulted in three responses from the Quechan Tribe of the Fort Yuma Reservation, San Manuel Band of Mission Indians, and Agua Caliente Band of Cahuilla Indians. No additional responses have been received to date.

4.2 - Recommendations

4.2.1 - Cultural Resources Recommendations

Based on the results of the positive Sacred Lands File search from the NAHC, the SCCIC records searches, archival research, and pedestrian survey, FCS considers the potential for the proposed project to have an adverse effect on historic and/or prehistoric cultural resources to be moderate. While there are no recorded resources within the project site, 20 historic resources and two prehistoric resources have been recorded within the 0.5-mile search radius. In addition, the site has not been previously surveyed for archaeological resources and its topography increases the possibility that subsurface archaeological resources may be encountered during project construction.

For this reason, FCS recommends that a qualified Archaeologist who meets the Secretary of Interior's Professional Qualification Standards for Archaeology perform an inspection of the site following grubbing, ground clearing, and prior to any grading or project-related ground disturbance. In the event exposed soils indicate cultural materials may be present, this may be followed by regular or periodic "spot check" archaeological monitoring as determined by the Archaeologist, but full-time archaeological monitoring is not recommended at this time. Additional procedures for the inadvertent discovery of human remains and cultural resources are provided below.

4.3 - Inadvertent Discovery Procedures

4.3.1 - Accidental Discovery of Human Remains

There is always the possibility that ground-disturbing activities during construction may uncover previously unknown buried human remains. Should this occur, Section 7050.5 of the California Health and Safety Code applies, and the following procedures shall be followed.

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

1. There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner is contacted to determine whether the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the NAHC within 24 hours, and the NAHC shall identify the person or persons it believes to be the "most likely descendant" of the deceased Native American. The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Section 5097.98, or
2. Where the following conditions occur, the landowner or his/her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendant or on the project site in a location not subject to further subsurface disturbance:
    - The NAHC is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 48 hours after being notified by the NAHC;
    - The descendant identified fails to make a recommendation; or
    - The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the NAHC fails to provide measures acceptable to the landowner.

    Additionally, California Public Resources Code Section 15064.5 requires the following relative to Native American Remains:

    - When an initial study identifies the existence of, or the probable likelihood of, Native American Remains within a project site, a lead agency shall work with the appropriate Native Americans as identified by the Native American Heritage Commission as provided in Public Resources Code Section 5097.98. The applicant may develop a plan for treating or disposing of, with appropriate dignity, the human remains, and any items associated with Native American Burials with the appropriate Native Americans as identified by the Native American Heritage Commission.

4.3.2 - Accidental Discovery of Cultural Resources

It is always possible that ground-disturbing activities during construction may uncover previously unknown, buried cultural resources. In the event that buried cultural resources are discovered during construction, operations shall stop in the immediate vicinity of the find and a qualified Archaeologist shall be consulted to determine whether the resource requires further study. The qualified Archaeologist shall make recommendations to the Lead Agency on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Potentially significant cultural resources consist of but are not limited to stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. Any previously undiscovered resources found during construction within the project area should be recorded on appropriate California Department of Parks and Recreation (DPR) forms and evaluated for significance in terms of CEQA criteria.

If the resources are determined to be unique historic resources as defined under Section 15064.5 of the CEQA Guidelines, mitigation measures shall be identified by the Archaeological Monitor and recommended to the Lead Agency. Appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds.

No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any archaeological artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the Lead Agency where they would be afforded long-term preservation to allow future scientific study.

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Appendix A: Professional Qualifications

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FIRSTCARBON SOLUTIONS™

STEFANIE E. GRIFFIN, MA—STAFF ARCHAEOLOGIST

OVERVIEW

- More than 13 years of experience

Education

- Master of Arts, Interdisciplinary Studies in Prehistoric Archaeology, California State University, Stanislaus, CA
- Bachelor of Arts, Anthropology, Concentration in Prehistoric Archaeology, California State University, Stanislaus, CA

Programs

- ESRI Arc View and Arc Map

Professional Affiliations

- President, National Board of Directors, Upsilon Kappa Delta Multicultural Sorority, Inc., 2009–2015

Stefanie E. Griffin, MA, has more than 13 years of experience in anthropology and archaeology, which she gained from laboratory and field experience. She has worked with private companies and public agencies throughout California and this strengthened her knowledge of CEQA and NEPA policies. She has excellent writing, research, and organizational skills which have aided her when assigning primary and trinomial numbers for archaeological projects for counties in Central California and the development and application of cataloging systems.

RELATED EXPERIENCE AND CLIENT SUMMARY

Ritz-Carlton Napa Valley Resort Hotel Napa Data Recovery of CA-NAP-928, Napa, CA

FCS is currently assisting the US Army Corps of Engineers (USACE) with the data recovery of CA-NAP-928. FCS's Dana DePietro, PhD, RPA, as Principal Investigator, is implementing the Memorandum of Agreement (MOA) and Historic Properties Treatment Plan (HPTP) for the Ritz-Carlton Napa Valley Resort Project, which was determined to have an adverse effect on the prehistoric site CA-NAP-928. The project proponent is a private developer whose application for the hotel site (which included a wetland) prompted Section 106 review by the USACE, San Francisco District. The project would result in the complete displacement of CA-NAP-928, which was determined eligible for listing in the National Register of Historic Places under criterion D for its data potential. To address this adverse effect, the USACE and the California State Historic Preservation Office executed a MOA calling for the implementation of the HPTP. Treatment includes data recovery of the large, complex, multi-period site, involving the analysis of macrobotanical remains, lithics, fire-affected rock, obsidian hydration analysis, C-14 dating, and the treatment and recovery of faunal and human osteological remains. FCS is also working closely with Scott Gabaldon, the Chairperson of the Mishewal Wappo Tribe of Alexander Valley, who has been designated Most Likely Descendant by the Native American Heritage Commission. Mr. Gabaldon has assigned one Native American monitor to be present at the site during all ground-disturbing activities. Ms. Griffin serves as Laboratory Director and Coordinator, developing and applying a cataloging system for all

features, artifacts, and ecofacts associated with field and laboratory processing. She also facilitates data sets for the initial write-ups for phases two to five of excavation and budgeting.

Basin "EN" Construction Project Cultural Resources for the Fresno Metropolitan Flood Control District, City of Fresno, CA

The Fresno Metropolitan Flood Control District is proposing to acquire and construct a stormwater basin adjacent to Garfield and Gettysburg Avenues in Fresno, California. The project site is 16.80 acres and involves phased excavation to 25 feet below ground surface for the purposes of capturing and recharging stormwater. FCS is providing biological and cultural resource services to evaluate the potential biological effects of the project, and whether any cultural resources are present at the site for the purposes of complying with CEQA. Ms. Griffin will assist the District by providing assessments for cultural resources.

7190 Trenton/Healdsburg Road Project Biological and Cultural Resources Assessments for Green Qi, Sonoma County, CA

Ms. Griffin supported cultural resource assessment efforts for the 7190 Trenton/Healdsburg Road Project. The proposed project includes the renovation and expansion of an existing barn and cultivation of approximately 1 acre. The exact locations of these facilities have not yet been determined. As such, a comprehensive study was conducted.

Elk Grove Mixed-Use Development Air Quality and Cultural Studies for The Planning Associates Group, City of Sacramento, CA

Ms. Griffin provided cultural resource assessment services for a 2.57-acre site consisting of undeveloped land located in Sacramento, California. The site is bounded by a commercial development to the north, multifamily residential development to the south, and West Stockton Boulevard to the east. The project applicant is proposing to develop a four-story, 92-unit building with 5,200 square feet of commercial space, an 800-square-foot leasing office, and a 3,560-square-foot clubhouse.

Field Technician III, Stockton East Water District Project, InContext, City of Stockton, CA

Ms. Griffin performed Phase I initial shovel testing for municipal infrastructure development.

Field Technician, Borello Excavation Project, LSA Associates, Inc., City of Morgan Hill, CA

Ms. Griffin assisted with the rapid recovery excavation of human remains in compliance with Section 106.

Field Technician/Monitor, Southern California Edison 16-1002 Hazardous Tree Removal Program and Drought-Related Hazardous Tree Program, Environmental Intelligence, LLC, Sequoia National Forest and Sierra National Forest, CA

Ms. Griffin was first credential selection for the archaeological division of the company to lead the tree removal program in Sequoia and Sierra National Forests.

Field Technician, #2159 Sunpower SCL-68, Far Western Anthropological Research Group, Inc., City of San Jose, CA

Ms. Griffin assisted with the excavation project for a previously recorded prehistoric site.

Field Technician, Crowder Canyon Data Recovery, Cogstone Resource Management, Inc. and Applied EarthWorks, Inc., Phelan, CA

Ms. Griffin performed excavation and data recovery of previously recorded prehistoric sites that were to be demolished for the California Department of Transportation expansion highway project.

Field Technician A, BUT 1123 Feather River West Levee Project, Far Western Anthropological Research Group, Inc., Biggs, CA

Ms. Griffin performed excavation, data recovery, laboratory analysis, and artifact processing for the USACE and Enterprise Tribal Group.

Field Technician, Forebay Dam Project 21250.01, ASM Affiliates, Inc., Pollock Pines, CA

Ms. Griffin tested and evaluated a 20th century work camp site in El Dorado County, located within the area of potential effects of the El Dorado Forebay Dam Modification Project.

Field Technician A, Feather River West Levee Project, Far Western Anthropological Research Group, Inc., Gridley, CA

Ms. Griffin reviewed residual materials, sent from the field to the laboratory, to identify all cultural artifacts; inventoried field unit artifacts in preparation for entry into the access database; performed records management; and organized and prepared artifacts to be transported and analyzed.

Field Technician B, #1944 Moke 3700-Acre Survey, Far Western Anthropological Research Group, Inc., Pioneer, CA

For Bear River Lake Resorts, Inc.'s project, Ms. Griffin conducted an archaeological survey for the US Forest Service.

Field Technician, Middle Creek Stewardship Project 23190, ASM Affiliates, Inc., Susanville, CA

Ms. Griffin assisted with Class II and Class III pedestrian surveys of 6,491 acres for the Bureau of Land Management project.

Field Technician, #1868 Mendocino Headlands Project, Far Western Anthropological Research Group, Inc., Mendocino, CA

Ms. Griffin performed exploratory excavation of shovel test units of prehistoric and historic sites.

Field Technician, #1873 Pacific Gas & Electric L107 Fremont Test Project, Far Western Anthropological Research Group, Inc., Fremont, CA

Ms. Griffin assisted in the excavation of a prehistoric site.

Field Technician A, Feather River West Levee Project, Far Western Anthropological Research Group, Inc., Live Oak, CA

Ms. Griffin participated in monitoring backhoe excavation for construction purposes, unit excavation of prehistoric and historic artifacts, review of residual materials sent from the field to the laboratory to identify all cultural artifacts, preparation of inventory of field unit artifacts for entry into the access database, records management, and organization and preparation of artifacts to be transported for analysis.

Field Technician, Sand Pass Project, Enviroscientists, Inc., Winnemucca, NV

Ms. Griffin performed a 650-acre survey of previously recorded historic sites outside Winnemucca, Nevada, particularly on a private land in Silver State Valley.

Field Technician, NAS Base Fallon Project, ASM Affiliates, Inc., Fallon, NV

Ms. Griffin performed testing and data recovery on training ranges in 37 sites, which ranged from the Paleoindian to Late Archaic eras and included historic materials.

Field Technician, Summit Exploration Survey, ASM Affiliates, Inc., Wells, NV

Ms. Griffin participated in a notice-level clearance survey of five drill pads and associated access roads of a Class III inventory of 750 acres.

Jordan Archaeological Project of La Sierra University, Riverside, Jordan

Ms. Griffin participated in the excavation field school's program, which involves one of three archaeological sites currently being excavated by the Madaba Plains Project in Jordan.

Proyecto Arqueológico Regional El Paraiso, Honduras

Ms. Griffin participated in this Honduras archaeological project, which entailed excavations at several Late Classic Period (425–825 AD) sites. She also conducted raw mineral surveys of El Paraiso Valley.

Anthropological Studies Center, Sonoma State University, City of Rohnert Park, CA

As Laboratory Assistant II, Ms. Griffin processed artifacts through cleaning, sorting and inventory. She also performed historic artifact reconstruction and collection management.

Central California Information Center, California Historical Resources Information System, California State University, Stanislaus, City of Turlock, CA

As Student Intern and Student Assistant, Ms. Griffin participated in the operations of the Central California Information Center by overseeing seven counties in Central Valley. This role entailed data processing of reports, records, and hard-copy and electronic database entries. She also directed Geographic Information System data input, such as mapping and scanning of documents, and performed quality control. Ms. Griffin conducted archaeological investigations, specifically field surveys, excavations, and laboratory analysis, for California Department of Forestry and Fire Protection (CAL FIRE) projects.

STEFANIE E. GRIFFIN, MA—STAFF ARCHAEOLOGIST

California Department of Transportation District 10, City of Stockton, CA

As Student Intern for the Environmental Planner-Archaeologist, Ms. Griffin assisted in the completion of projects and, to ensure efficiency of day-to-day tasks, filed and maintained the inventory of tracking systems of project materials. She assisted the Archaeologist with writing letters to Native American tribe consultants/monitors and participated in archaeological field surveys.

Previous Administrative Experience

Central California Information Center, City of Turlock, CA

Ms. Griffin served as Assistant Administrator where she managed the processing of archaeological reports for cultural resource management firms and corresponded with the California State Historic Preservation Office to comply with Section 106 of the Historical Preservation Act (HPA). In her previous role as Assistant Lab Administrator, she processed archaeological material for CAL FIRE to comply with Section 106 of the HPA.

California Department of Transportation District 10

Ms. Griffin was an Office Assistant to the Environmental Planner for Archaeology where she wrote correspondences to the Tribal Historical Preservation Office.

Publications

E Griffin, Stefanie (2013) “Building the Maya World: Raw Materials, Trade Routes, and Procurement Strategies in the El Paraiso Valley, Copan, Honduras”, California State University Stanislaus Press.

FIRSTCARBON SOLUTIONS™

KWEKU WILLIAMS, MA, RPA—ARCHAEOLOGICAL MONITOR

OVERVIEW

- More than 12 years of experience

Education

- Master of Arts, Archaeology and Physical Anthropology, Northern Illinois University, DeKalb, IL, 2014
- Bachelor of Arts, Anthropology and World History, Cum Laude, State University of New York, Albany, NY, 2010

License

- Registered Professional Archaeologist, License No. 17953, 2019

Affiliations

- Phi Beta Delta Honor Society for International Scholars, 2012 to present
- Lambda Alpha National Anthropology Honor Society, 2009 to present

Awards and Fellowships

- Superior Exhibit Award for *Trowels and Fair Trade: Revealing the Underground Railroad and Contemporary Slavery* exhibit, Anthropology Museum, Northern Illinois University, Illinois Association of Museums, IL, 2013
- Rhoten A. Smith Fellowship, Northern Illinois University, DeKalb, IL, 2012–2014
- Anthropology Foundation Fund Award, Northern Illinois University, DeKalb, IL, 2012

Kweku Williams, MA, RPA, is a Registered Professional Archaeologist (License No. 17953) with more than 12 years of experience specializing in archaeology and physical anthropology. He possesses knowledge on excavation practices, artifact analysis, and osteology. Mr. Williams has worked on the field in sites around the US and parts of Europe, as well as in the academe where he served as Adjunct Professor in Anthropology at Berkeley City College, Berkeley, California, and Las Positas College, Livermore, California.

RELATED EXPERIENCE AND CLIENT SUMMARY

FirstCarbon Solutions

Tulocay Cemetery Project for Holman Teague Roche Anglin, LLP Archaeological Monitoring, City of Napa, CA

FCS provided archaeological monitoring for excavations during boundary determination testing at Tulocay Cemetery. Mr. Williams served as Archaeological Monitor.

KWEKU WILLIAMS, MA, RPA—ARCHAEOLOGICAL MONITOR

Ritz-Carlton Napa Valley Resort Hotel Project Data Recovery of CA-NAP-928, City of Napa, CA

FCS is currently assisting the US Army Corps of Engineers (USACE) with the data recovery of CA-NAP-928. FCS is implementing the Memorandum of Agreement (MOA) and Historic Properties Treatment Plan (HPTP) for the Ritz-Carlton Napa Valley Resort Project, which was determined to have an adverse effect on the prehistoric site CA-NAP-928. The project proponent is a private developer whose application for the hotel site (which included a wetland) prompted Section 106 review by the USACE, San Francisco District. The project would result in the complete displacement of CA-NAP-928, which was determined eligible for listing in the National Register of Historic Places under criterion D for its data potential. To address this adverse effect, the USACE and the California State Historic Preservation Officer executed an MOA calling for the implementation of the HPTP. Treatment includes data recovery of the large, complex, multi-period site, involving the analysis of macrobotanical remains, lithics, fire-affected rock, obsidian hydration analysis, C-14 dating, and the treatment and recovery of faunal and human osteological remains. FCS is also working closely with Scott Gabaldon, the Chairperson of the Mishewal Wappo Tribe of Alexander Valley, who has assigned one Native American monitor to be present at the site during all ground-disturbing activities. Mr. Williams is providing archaeological testing and monitoring services for the project.

Previous Field Experience

Applied EarthWorks, Inc. and Cogstone Resource Management, Inc., Crowder Canyon, San Bernardino County, CA

Mr. Williams worked with Applied EarthWorks, Inc. and Cogstone Resource Management as a Field Technician on the Project State Route Realignment—Crowder Canyon Data Recovery Project for California Department of Transportation (Caltrans).

Schoharie Valley Field School, State University of New York, Albany, NY

Mr. Williams received training in archaeological techniques in surveying, excavation, and artifact analysis and preservation from Dr. Christina Rieth.

Cultural Resources Survey Program, New York State Museum, New York, NY

Under the supervision of Dr. Christina Rieth, Mr. Williams served as Archaeological Field Technician and conducted archaeological surveys and excavation for the New York State Museum.

Far Western Anthropological Research Group, Multiple Locations

As Field Technician, Mr. Williams' work included excavation and osteological recovery in compliance with the Native American Graves Protection and Repatriation Act with the Enterprise people; excavation testing for infrastructure development in Camp Pendleton for the Department of Defense; excavation and teaching demonstration in archaeological practices at Camp Tawonga, California; excavation and boundary site testing for a known archaeological site in Aliso Creek for the USACE; test excavation at Mariposa Leach Field for the US Forest Service (USFS); artifact processing for the Feather River West Levy project of the USACE and the Enterprise Tribal Group; the Moke 3700-Acre Survey in Pioneer, California for the USFS; the Onyx Ranch Survey in Mojave, California, for the Bureau of Land Management; Goleta Data Recovery for the Caltrans; archaeological field surveys, monitoring, and

excavation/burial recovery for the Feather River West Levee Project in Live Oak, California; and archaeological field surveys and excavation in Mariposa Grove at the Yosemite National Park.

Ka'Kabish Field School, Orange Walk, Belize

Through Trent University, Canada, Mr. Williams worked with Dr. Helen Haines as Crew Chief and Field Manager at the Ka'Kabish Field School in the province of Orange Walk, Belize.

Archaeological Field School in Salemi, Sicily, Italy

Through Northern Illinois University's Archaeological Field School, Mr. Williams collected data for his Master's thesis and received further training in archaeological techniques in surveying, excavation, and artifact analysis and preservation from Dr. Michael Kolb.

Hydro-archaeology Project, Universidad de Granada, Andalusia, Spain

Mr. Williams assisted Dr. José Maria Cervantes in mapping waterways in Andalusia, Spain.

Academic Positions

Berkeley City College, Berkeley, CA

Mr. Williams served as Adjunct Professor in Anthropology, teaching Introduction to Physical Anthropology, Introduction to Cultural Anthropology, and Introduction to Archaeology.

Las Positas College, Livermore, CA

Mr. Williams served as Adjunct Professor in Anthropology teaching Introduction to Physical Anthropology, Introduction to Cultural Anthropology, Introduction to Forensic Anthropology, and Introduction to Archaeology.

Archaeology Camp, College of Liberal Arts and Science, Northern Illinois University, DeKalb, IL

Mr. Williams served as Co-coordinator and Counselor for the Archaeology Camp of the College of Liberal Arts and Science in Northern Illinois University, DeKalb.

Anthropology Museum, Northern Illinois University, DeKalb, IL

Mr. Williams served as Graduate Assistant in Northern Illinois University, DeKalb's Anthropology Museum, where he coordinated the exhibit development team, provided tours and lectures on the content of exhibits, and fostered appreciation for education and cultural diversity. He also assisted in the development and installation of the *Fast Food Nation: 10,000 B.C.* and *Trowels and Fair Trade: Revealing the Underground Railroad and Contemporary Slavery* exhibits.

Department of Anthropology, Northern Illinois University, DeKalb, IL

As Teaching Assistant, Mr. Williams taught Introduction to Physical Anthropology, where he discussed The Life History and Social Behavior of the Mountain Gorilla, and Exploratory Archaeology, where he discussed The Rise of the City States of Mesopotamia, The Bronze Age in the Western Mediterranean, and Classic Period of the Maya Lowlands.

KWEKU WILLIAMS, MA, RPA—ARCHAEOLOGICAL MONITOR

Ka'Kabish Field School, Orange Walk, Belize

Through Trent University, Canada, Mr. Williams served as Field School Instructor where he provided students with the essentials for archaeological studies, such as laying out units, mapping (plan view and profile), calculating elevations and stadia metric distances, the essentials of logistical management of unit forms, proper notetaking in field journals, and the collection and labeling of artifact bags.

Academic Events and Speaking Engagements

- Learning Community Revolutionary Scholars First Year Experience, Berkeley City College, Berkeley, CA, Fall 2017
- Panelist on the Islamophobia Open Talk, Muslim Student Association and Peace and Social Justice Student Association, Las Positas College, Livermore, CA, Fall 2016
- Panelist on the African-American Science, Technology, Engineering, and Math Panel, Black Student Union, Las Positas College, Livermore, CA, Spring 2016
- Midwestern Mesoamerican Archaeological Conference, Northern Illinois University, DeKalb, IL, Spring 2014

Community Service

Mr. Williams participated in Northern Illinois University Cares Day where he participated in the beautification of DeKalb historical landmarks and public parks.

Publications

Williams, K.A. (2014). *Space and Specialization: Understanding the Medieval Economic Behavior through Ceramics in Salemi, Sicily* (master's thesis). Northern Illinois University, Illinois, United States.

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NATALIE ADAME—ARCHAEOLOGICAL MONITOR

OVERVIEW

- More than 2 years of experience

Education

- Bachelor of Arts, Biological Anthropology, Minor in Geology, California State University, East Bay, Hayward, CA, 2016
- Associate of Arts, Geology, Mt. San Antonio College, Walnut, CA, 2011

Skill

- Esri Aeronautical Reconnaissance Coverage Geographic Information System (ArcGIS)

Natalie Adame has more than 2 years of experience in archaeology, which she gained from extensive fieldwork and museum experience. Ms. Adame has established excellent research skills exemplified by her ability to prepare comprehensive reports and presentations. Her experience includes performing land use analyses and preparing Initial Studies and EIRs for various development projects. As an Archaeological Monitor/Field Technician, Ms. Adame implements Worker Environmental Awareness Programs (WEAP) 'tailgate' training sessions and coordinates with construction staff and Native American Monitors, construction monitoring, and the salvage and recordation of archaeological resources.

RELATED EXPERIENCE AND CLIENT SUMMARY

Biological, Archaeological, and Paleontological Monitoring and Reporting Services, Los Angeles Regional Interoperable Communications System, Los Angeles County, CA

FCS is providing monitoring and reporting services during the construction of more than 150 land mobile radio (LMR) facilities at sites located primarily in Los Angeles County. The LMR sites contain the infrastructure and equipment necessary to provide voice communications coverage throughout the County for emergency responders. These locations are widely dispersed across the County in both urban (intensively developed) and rural (less developed) settings and include coastal locations, sites in downtown Los Angeles, remote mountain peaks across the County, and the northern high desert. FCS is conducting the biological, archaeological, and paleontological pre-construction and construction monitoring and reporting services in accordance with the Construction Management Requirements outlined in the NEPA Environmental Assessment that FCS prepared for the project. Ms. Adame is a Field Archaeological Monitor on the project.

Barton Road Logistics Facility Project EIR, Technical Studies, and Peer Review, City of Colton, CA

FCS is providing CEQA documentation and peer review services for the Barton Road Logistics Facility Project in the City of Colton, in San Bernardino County. The proposed project includes the demolition of four industrial buildings, an office building, and parking lot. The proposed project would construct two state-of-the-art speculative concrete tilt-up industrial warehouse logistics facilities with a total square footage of 960,040 square feet. The project will develop Best-in-Class industrial facilities in the City of Colton that are designed to meet contemporary industry standards, can easily accommodate a wide

variety of warehouse and distribution uses, and are economically competitive with similar warehouse facilities in the local Inland Empire marketplace. FCS is preparing an EIR with supporting stand-alone Air Quality and Greenhouse Gas (GHG) Emissions Analysis with Health Risk Assessment, Biological Resources Assessment, Phase I Cultural Resources Assessment (CRA), Noise Impact Analysis, and Traffic Impact Analysis. Our team will also peer review the Geotechnical Report. The Phase I Cultural Resources Assessment will provide an evaluation and recommendations regarding potential construction related impacts to cultural resources. Ms. Adame is a Field Archaeological Monitor on the project.

Library/Learning Resource Center Building Project Biological and Cultural Construction Monitoring Services for the Solano Community College District, Fairfield, CA

FCS prepared the IS/MND and provided the subsequent biological and cultural construction monitoring services for the construction of a new 59,252-gross-square-foot, 2-story Library/Learning Resources Center building on the Fairfield Campus of the Solano Community College Campus. The building would be constructed on an open quad in the center of campus, replacing an open lawn. FCS conducted AB 52 consultation in coordination with the District and tribal representatives from the Yocha Dehe Wintun Nation to address concerns about tribal cultural resources in the immediate vicinity of the site. In additional to preparing a full PI-CRA, FCS drafted mitigation measures in coordination with the Tribe and District to effectively allow the project to proceed while protecting the Tribal Cultural resources in question. The District approved the project in May 2016, with the approval of the tribe and all parties involved. FCS will provide coordination with Tribal representatives from the Yocha Dehe Wintun Nation, as well as a "tailgate" sensitivity training session for construction personnel. Ms. Adame is a Field Archaeological Monitor on the project.

Prior Work Experience

Archaeologist, Material Culture Consulting, City of Pomona, CA

As an archaeologist, Ms. Adame performed excavations, recorded prehistoric and historic artifacts, and catalogued data using ArcGIS. She conducted Phase I, II, and III Environmental Site Assessments (ESAs) and drafted EIRs. Ms. Adame also prepared Department of Parks and Recreation (DPR) forms, searched records, and monitored projects in the State and county.

Field Archaeologist, ICF International, City of Los Angeles, CA

As a field archaeologist, Ms. Adame conducted environment surveys, performed excavations, and catalogued prehistoric and historic artifacts using ArcGIS. She prepared Federal Environment Management environmental reviews, DPR forms, and ESAs. Ms. Adame also worked with different transportation agencies, including the Orange County Transportation Authority, OC 405 Partners, LA Metro, and the California Department of Transportation.

Field Archaeologist, Dudek , City of Pasadena, CA

As a field archaeologist, Ms. Adame performed architectural and cultural historical assessments and conducted surveys for various projects to evaluate conflicts during construction period. Her responsibilities also include evaluating historic resource significance, cataloguing exhibit pieces, and gathering daily records of environmental compliances.

NATALIE ADAME—ARCHAEOLOGICAL MONITOR

Grants and Proposal Writer – Applied Anthropology Coursework, California State University, East Bay, City of Hayward, CA

As a Grants and Proposal Writer, Ms. Adame analyzed organizational cultures, conducted needs assessment, and prepared social impact reports. Part of her task was to identify the appropriate research disciplines necessary for specific jobs.

Student Museum Docent, California State University, East Bay, City of Hayward, CA

Ms. Adame served as a docent at the university's C.E. Smith Museum of Anthropology. Her responsibilities include preparing materials for exhibits, researching and writing about artifacts, and mounting display materials in the museum.

Appendix B:
South Central Coastal Information Center Records Search Results

Appendix B contains sensitive information pertaining to cultural resources and has been withheld from public distribution pursuant to Public Resources Code, Sections 5097.9 and 5097.993.

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Appendix C:
Native American Heritage Commission and Tribal Correspondence

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Local Government Tribal Consultation List Request

Native American Heritage Commission
1550 Harbor Blvd, Suite 100
West Sacramento, CA 95691
916-373-3710
916-373-5471 – Fax
nahc@nahc.ca.gov

Type of List Requested

■ **CEQA Tribal Consultation List (AB 52)** – ***Per Public Resources Code § 21080.3.1, subs. (b), (d), (e) and 21080.3.2***

☐ **General Plan (SB 18)** - ***Per Government Code § 65352.3.***

Local Action Type:

☐ **General Plan** ☐ **General Plan Element** ☐ **General Plan Amendment**

☐ **Specific Plan** ☐ **Specific Plan Amendment** ☐ **Pre-planning Outreach Activity**

Required Information

Project Title: Redlands Song Property Project

Local Government/Lead Agency: City of Redlands

Contact Person: Stefanie Griffin

Street Address: 967 Kendall Drive # A-537

City: San Bernardino **Zip:** 92407

Phone: 209-608-0028 **Fax:**

Email: sgriffin@fcs-intl.com; mdolan@fcs-intl.com

Specific Area Subject to Proposed Action

County: San Bernardino **City/Community:** City of Redlands

Project Description:

The proposed development would construct up to 75 residential dwelling units on 9.61 acres. The project site is located at 1160 W. Pioneer Avenue in the City of Redlands, on the north side of Pioneer Avenue, the south side of W. Domestic Avenue, west of Interstate 210 (I-210) Freeway, and immediately east of Citrus Valley High School. The project site is located in the East Valley Corridor Specific Plan area and is zoned Science Research Park (EV/SRP).

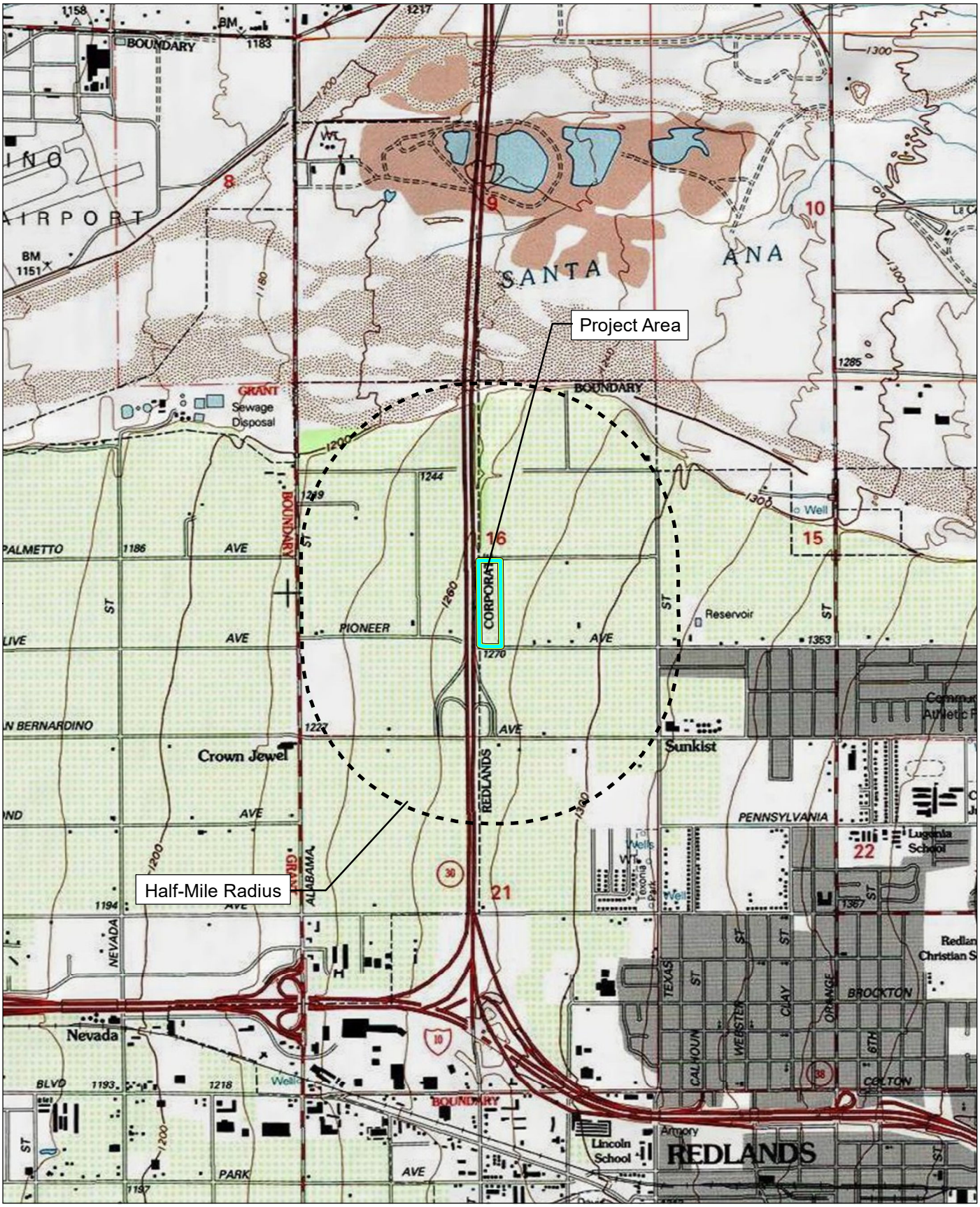
Additional Request

■ **Sacred Lands File Search** - ***Required Information:***

USGS Quadrangle Name(s): Redlands

Land Grant: San Bernardino.

Township: 01S **Range:** 03W **Section(s):** 16, 21



Source: USGS Redlands 7.5' Quadrangle / T01S,R03W,sec16 & 21; Land Grant: San Bernardino.

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2,000 1,000 0 2,000 Feet

Record Search Map

NATIVE AMERICAN HERITAGE COMMISSION

CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Merri Lopez-Keifer
Luiseño

PARLIAMENTARIAN
Russell Attebery
Karuk

COMMISSIONER
William Mungary
Paiute/White Mountain Apache

COMMISSIONER
Julie Tumamait-Stenslie
Chumash

COMMISSIONER
[**Vacant**]

COMMISSIONER
[**Vacant**]

COMMISSIONER
[**Vacant**]

EXECUTIVE SECRETARY
Christina Snider
Pomo

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

September 15, 2021

Stefanie Griffin
FirstCarbon Solutions

Via Email to: sgriffin@fcs-intl.com & mdolan@fcs-intl.com

Re: Native American Tribal Consultation, Pursuant to the Assembly Bill 52 (AB 52), Amendments to the California Environmental Quality Act (CEQA) (Chapter 532, Statutes of 2014), Public Resources Code Sections 5097.94 (m), 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2 and 21084.3, Redlands Song Property Project, San Bernardino County

Dear Ms. Griffin:

Pursuant to Public Resources Code section 21080.3.1 (c), attached is a consultation list of tribes that are traditionally and culturally affiliated with the geographic area of the above-listed project. Please note that the intent of the AB 52 amendments to CEQA is to avoid and/or mitigate impacts to tribal cultural resources, (Pub. Resources Code §21084.3 (a)) ("Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.")

Public Resources Code sections 21080.3.1 and 21084.3(c) require CEQA lead agencies to consult with California Native American tribes that have requested notice from such agencies of proposed projects in the geographic area that are traditionally and culturally affiliated with the tribes on projects for which a Notice of Preparation or Notice of Negative Declaration or Mitigated Negative Declaration has been filed on or after July 1, 2015. Specifically, Public Resources Code section 21080.3.1 (d) provides:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section.

The AB 52 amendments to CEQA law does not preclude initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction prior to receiving requests for notification of projects in the tribe's areas of traditional and cultural affiliation. The Native American Heritage Commission (NAHC) recommends, but does not require, early consultation as a best practice to ensure that lead agencies receive sufficient information about cultural resources in a project area to avoid damaging effects to tribal cultural resources.

The NAHC also recommends, but does not require that agencies should also include with their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential effect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:

- A listing of any and all known cultural resources that have already been recorded on or adjacent to the APE, such as known archaeological sites;
- Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
- Whether the records search indicates a low, moderate, or high probability that unrecorded cultural resources are located in the APE; and
- If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.

2. The results of any archaeological inventory survey that was conducted, including:

    - Any report that may contain site forms, site significance, and suggested mitigation measures.

      All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code section 6254.10.

3. The result of any Sacred Lands File (SLF) check conducted through the Native American Heritage Commission was positive. Please contact the San Manuel Band of Mission Indians on the attached list for more information.

4. Any ethnographic studies conducted for any area including all or part of the APE; and

5. Any geotechnical reports regarding all or part of the APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS are not exhaustive and a negative response to these searches does not preclude the existence of a tribal cultural resource. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our consultation list remains current.

If you have any questions, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green

Andrew Green
Cultural Resources Analyst

Attachment

Native American Heritage Commission
Tribal Consultation List
San Bernardino County
9/15/2021

Agua Caliente Band of Cahuilla Indians
Jeff Grubbe, Chairperson
5401 Dinah Shore Drive — Cahuilla
Palm Springs, CA, 92264
Phone: (760) 699 - 6800
Fax: (760) 699-6919

Agua Caliente Band of Cahuilla Indians
Patricia Garcia-Plotkin, Director
5401 Dinah Shore Drive — Cahuilla
Palm Springs, CA, 92264
Phone: (760) 699 - 6907
Fax: (760) 699-6924
ACBCI-THPO@aguacaliente.net

Morongo Band of Mission Indians
Robert Martin, Chairperson
12700 Pumarra Road — Cahuilla
Banning, CA, 92220 — Serrano
Phone: (951) 755 - 5110
Fax: (951) 755-5177
abrierty@morongo-nsn.gov

Morongo Band of Mission Indians
Ann Brierty, THPO
12700 Pumarra Road — Cahuilla
Banning, CA, 92220 — Serrano
Phone: (951) 755 - 5259
Fax: (951) 572-6004
abrierty@morongo-nsn.gov

Quechan Tribe of the Fort Yuma Reservation
Jill McCormick, Historic Preservation Officer
P.O. Box 1899 — Quechan
Yuma, AZ, 85366
Phone: (760) 572 - 2423
historicpreservation@quechantribe.com

San Manuel Band of Mission Indians
Jessica Mauck, Director of Cultural Resources
26569 Community Center Drive — Serrano
Highland, CA, 92346
Phone: (909) 864 - 8933
Jessica.Mauck@sanmanuel-nsn.gov

Santa Rosa Band of Cahuilla Indians
Lovina Redner, Tribal Chair
P.O. Box 391820 — Cahuilla
Anza, CA, 92539
Phone: (951) 659 - 2700
Fax: (951) 659-2228
lsaul@santarosa-nsn.gov

Serrano Nation of Mission Indians
Wayne Walker, Co-Chairperson
P. O. Box 343 — Serrano
Patton, CA, 92369
Phone: (253) 370 - 0167
serranonation1@gmail.com

Serrano Nation of Mission Indians
Mark Cochrane, Co-Chairperson
P. O. Box 343 — Serrano
Patton, CA, 92369
Phone: (909) 528 - 9032
serranonation1@gmail.com

Soboba Band of Luiseno Indians
Isaiah Vivanco, Chairperson
P. O. Box 487 — Cahuilla
San Jacinto, CA, 92581 — Luiseno
Phone: (951) 654 - 5544
Fax: (951) 654-4198
ivivanco@soboba-nsn.gov

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and section 5097.98 of the Public Resources Code.

This list is only applicable for consultation with Native American tribes under Public Resources Code Sections 21080.3.1 for the proposed Redlands Song Property Project, San Bernardino County.

September 16, 2021

Morongo Band of Mission Indians
Ann Brierty, THPO
12700 Pumarra Road
Banning, CA, 92220

Subject: Proposed Redlands Song Property Project

Dear Ann Brierty:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed Redlands Song Property Project in the City of Redlands. As part of the environmental review process, we are conducting a cultural analysis.

The proposed development would construct up to 75 residential dwelling units on 9.61 acres. The project site is located at 1160 W. Pioneer Avenue in the City of Redlands, on the north side of Pioneer Avenue, the south side of W. Domestic Avenue, west of Interstate 210 (I-210) Freeway, and immediately east of Citrus Valley High School. Attached is a Records Search map with a 0.5-mile buffer around the site for your reference.

As part of the cultural resources assessment, FCS conducted a Sacred Lands File (SLF) search and California Historical Resource Information System (CHRIS) search. The results of the SLF records search was positive. The CHRIS search showed that there are no reports or resources recorded within the project site. However, there are are 31 reports recorded within a half mile radius of the project area. Additionally, there are 22 resources recorded within a half mile radius of the project site, 2 of which are prehistoric and 17 of which are historic. The Native American Heritage Commission (NAHC) suggested you might be able to provide further information. If you have any additional information regarding potential historic or cultural resources in proximity or relation to the proposed project area, we would greatly appreciate your input.

Please note that this letter is a request for information pertaining to a cultural resources assessment and is not notification of a project under Senate Bill (SB) 18, Assembly Bill (AB) 52 or Section 106 of the National Historic Preservation Act. Designated lead agencies under the California Environmental Quality Act (CEQA) and National Environmental Policy Act

UNITED STATES

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F +1 714 508 4110
E info@fcs-intl.com

Irvine
250 Commerce
Suite 250
Irvine, CA 92602

Bay Area
1350 Treat Boulevard
Suite 380
Walnut Creek, CA 94597

Central Valley
7726 N. First Street
#413
Fresno, CA 93720

Inland Empire
967 Kendall Drive
#A-537
San Bernardino, CA 92407

Sacramento Valley
2351 Sunset Boulevard
Suite 170-301
Rocklin, CA 95765

Utah
2901 Bluegrass Boulevard
Suite 200-62
Lehi, UT 84043

Connecticut
2 Corporate Drive
Suite 450
Shelton, CT 06484

New York
10 Monument Street
Deposit, NY 13754

56 Broome Corporate Parkway
Conklin, NY 13748

CANADA

UNITED KINGDOM

PORTUGAL

FRANCE

KENYA

AUSTRALIA

PHILIPPINES

CHINA

MALAYSIA

SINGAPORE

(NEPA) are handling project notification and consultation requirements. Please feel free to contact me at 209.608.0028 or via email at sgriffin@fcs-intl.com and thank you for your valuable assistance.

Sincerely,

Stefanie Estelle Griffin, MA,
Archaeologist
FirstCarbon Solutions
967 Kendall Drive # A-537
San Bernardino, CA 92407

Enc: Attachment A: Records Search Map

September 16, 2021

Serrano Nation of Mission Indians
Mark Cochrane, Co-Chairperson
P. O. Box 343
Patton, CA, 92369

Subject: Proposed Redlands Song Property Project

Dear Co-Chairperson Cochrane:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed Redlands Song Property Project in the City of Redlands. As part of the environmental review process, we are conducting a cultural analysis.

The proposed development would construct up to 75 residential dwelling units on 9.61 acres. The project site is located at 1160 W. Pioneer Avenue in the City of Redlands, on the north side of Pioneer Avenue, the south side of W. Domestic Avenue, west of Interstate 210 (I-210) Freeway, and immediately east of Citrus Valley High School. Attached is a Records Search map with a 0.5-mile buffer around the site for your reference.

As part of the cultural resources assessment, FCS conducted a Sacred Lands File (SLF) search and California Historical Resource Information System (CHRIS) search. The results of the SLF records search was positive. The CHRIS search showed that there are no reports or resources recorded within the project site. However, there are are 31 reports recorded within a half mile radius of the project area. Additionally, there are 22 resources recorded within a half mile radius of the project site, 2 of which are prehistoric and 17 of which are historic. The Native American Heritage Commission (NAHC) suggested you might be able to provide further information. If you have any additional information regarding potential historic or cultural resources in proximity or relation to the proposed project area, we would greatly appreciate your input.

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UNITED STATES

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F +1 714 508 4110
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250 Commerce
Suite 250
Irvine, CA 92602

Bay Area
1350 Treat Boulevard
Suite 380
Walnut Creek, CA 94597

Central Valley
7726 N. First Street
#413
Fresno, CA 93720

Inland Empire
967 Kendall Drive
#A-537
San Bernardino, CA 92407

Sacramento Valley
2351 Sunset Boulevard
Suite 170-301
Rocklin, CA 95765

Utah
2901 Bluegrass Boulevard
Suite 200-62
Lehi, UT 84043

Connecticut
2 Corporate Drive
Suite 450
Shelton, CT 06484

New York
10 Monument Street
Deposit, NY 13754

56 Broome Corporate Parkway
Conklin, NY 13748

CANADA

UNITED KINGDOM

PORTUGAL

FRANCE

KENYA

AUSTRALIA

PHILIPPINES

CHINA

MALAYSIA

SINGAPORE

(NEPA) are handling project notification and consultation requirements. Please feel free to contact me at 209.608.0028 or via email at sgriffin@fcs-intl.com and thank you for your valuable assistance.

Sincerely,

Stefanie Estelle Griffin, MA,
Archaeologist
FirstCarbon Solutions
967 Kendall Drive # A-537
San Bernardino, CA 92407

Enc: Attachment A: Records Search Map

September 16, 2021

Agua Caliente Band of Cahuilla Indians
Patricia Garcia-Plotkin, Director
5401 Dinah Shore Drive
Palm Springs, CA, 92264

Subject: Proposed Redlands Song Property Project

Dear Director Garcia-Plotkin:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed Redlands Song Property Project in the City of Redlands. As part of the environmental review process, we are conducting a cultural analysis.

The proposed development would construct up to 75 residential dwelling units on 9.61 acres. The project site is located at 1160 W. Pioneer Avenue in the City of Redlands, on the north side of Pioneer Avenue, the south side of W. Domestic Avenue, west of Interstate 210 (I-210) Freeway, and immediately east of Citrus Valley High School. Attached is a Records Search map with a 0.5-mile buffer around the site for your reference.

As part of the cultural resources assessment, FCS conducted a Sacred Lands File (SLF) search and California Historical Resource Information System (CHRIS) search. The results of the SLF records search was positive. The CHRIS search showed that there are no reports or resources recorded within the project site. However, there are are 31 reports recorded within a half mile radius of the project area. Additionally, there are 22 resources recorded within a half mile radius of the project site, 2 of which are prehistoric and 17 of which are historic. The Native American Heritage Commission (NAHC) suggested you might be able to provide further information. If you have any additional information regarding potential historic or cultural resources in proximity or relation to the proposed project area, we would greatly appreciate your input.

Please note that this letter is a request for information pertaining to a cultural resources assessment and is not notification of a project under Senate Bill (SB) 18, Assembly Bill (AB) 52 or Section 106 of the National Historic Preservation Act. Designated lead agencies under the California Environmental Quality Act (CEQA) and National Environmental Policy Act

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(NEPA) are handling project notification and consultation requirements. Please feel free to contact me at 209.608.0028 or via email at sgriffin@fcs-intl.com and thank you for your valuable assistance.

Sincerely,

Stefanie Estelle Griffin, MA,
Archaeologist
FirstCarbon Solutions
967 Kendall Drive # A-537
San Bernardino, CA 92407

Enc: Attachment A: Records Search Map

September 16, 2021

Agua Caliente Band of Cahuilla Indians
Jeff Grubbe, Chairperson
5401 Dinah Shore Drive
Palm Springs, CA, 92264

Subject: Proposed Redlands Song Property Project

Dear Chairperson Grubbe:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed Redlands Song Property Project in the City of Redlands. As part of the environmental review process, we are conducting a cultural analysis.

The proposed development would construct up to 75 residential dwelling units on 9.61 acres. The project site is located at 1160 W. Pioneer Avenue in the City of Redlands, on the north side of Pioneer Avenue, the south side of W. Domestic Avenue, west of Interstate 210 (I-210) Freeway, and immediately east of Citrus Valley High School. Attached is a Records Search map with a 0.5-mile buffer around the site for your reference.

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Sincerely,

Stefanie Estelle Griffin, MA,
Archaeologist
FirstCarbon Solutions
967 Kendall Drive # A-537
San Bernardino, CA 92407

Enc: Attachment A: Records Search Map

September 16, 2021

Morongo Band of Mission Indians
Robert Martin, Chairperson
12700 Pumarra Road
Banning, CA, 92220

Subject: Proposed Redlands Song Property Project

Dear Chairperson Martin:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed Redlands Song Property Project in the City of Redlands. As part of the environmental review process, we are conducting a cultural analysis.

The proposed development would construct up to 75 residential dwelling units on 9.61 acres. The project site is located at 1160 W. Pioneer Avenue in the City of Redlands, on the north side of Pioneer Avenue, the south side of W. Domestic Avenue, west of Interstate 210 (I-210) Freeway, and immediately east of Citrus Valley High School. Attached is a Records Search map with a 0.5-mile buffer around the site for your reference.

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Sincerely,

Stefanie Estelle Griffin, MA,
Archaeologist
FirstCarbon Solutions
967 Kendall Drive # A-537
San Bernardino, CA 92407

Enc: Attachment A: Records Search Map

September 16, 2021

San Manuel Band of Mission Indians
Jessica Mauck, Director of Cultural Resources
26569 Community Center Drive
Highland, CA, 92346

Subject: Proposed Redlands Song Property Project

Dear Jessica Mauck:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed Redlands Song Property Project in the City of Redlands. As part of the environmental review process, we are conducting a cultural analysis.

The proposed development would construct up to 75 residential dwelling units on 9.61 acres. The project site is located at 1160 W. Pioneer Avenue in the City of Redlands, on the north side of Pioneer Avenue, the south side of W. Domestic Avenue, west of Interstate 210 (I-210) Freeway, and immediately east of Citrus Valley High School. Attached is a Records Search map with a 0.5-mile buffer around the site for your reference.

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Sincerely,

Stefanie Estelle Griffin, MA,
Archaeologist
FirstCarbon Solutions
967 Kendall Drive # A-537
San Bernardino, CA 92407

Enc: Attachment A: Records Search Map

September 16, 2021

Quechan Tribe of the Fort Yuma Reservation
Jill McCormick, Historic Preservation Officer
P.O. Box 1899
Yuma, AZ, 85366

Subject: Proposed Redlands Song Property Project

Dear Jill McCormick:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed Redlands Song Property Project in the City of Redlands. As part of the environmental review process, we are conducting a cultural analysis.

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Sincerely,

Stefanie Estelle Griffin, MA,
Archaeologist
FirstCarbon Solutions
967 Kendall Drive # A-537
San Bernardino, CA 92407

Enc: Attachment A: Records Search Map

September 16, 2021

Santa Rosa Band of Cahuilla Indians
Lovina Redner, Tribal Chair
P.O. Box 391820
Anza, CA, 92539

Subject: Proposed Redlands Song Property Project

Dear Tribal Chair Redner:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed Redlands Song Property Project in the City of Redlands. As part of the environmental review process, we are conducting a cultural analysis.

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Sincerely,

Stefanie Estelle Griffin, MA,
Archaeologist
FirstCarbon Solutions
967 Kendall Drive # A-537
San Bernardino, CA 92407

Enc: Attachment A: Records Search Map

September 16, 2021

Soboba Band of Luiseno Indians
Isaiah Vivanco, Chairperson
P. O. Box 487
San Jacinto, CA, 92581

Subject: Proposed Redlands Song Property Project

Dear Chairperson Vivanco:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed Redlands Song Property Project in the City of Redlands. As part of the environmental review process, we are conducting a cultural analysis.

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Sincerely,

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Archaeologist
FirstCarbon Solutions
967 Kendall Drive # A-537
San Bernardino, CA 92407

Enc: Attachment A: Records Search Map

September 16, 2021

Serrano Nation of Mission Indians
Wayne Walker, Co-Chairperson
P. O. Box 343
Patton, CA, 92369

Subject: Proposed Redlands Song Property Project

Dear Co-Chairperson Walker:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed Redlands Song Property Project in the City of Redlands. As part of the environmental review process, we are conducting a cultural analysis.

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Sincerely,

Stefanie Estelle Griffin, MA,
Archaeologist
FirstCarbon Solutions
967 Kendall Drive # A-537
San Bernardino, CA 92407

Enc: Attachment A: Records Search Map

From:	Quechan Historic Preservation Officer
To:	Maddie Dolan
Cc:	Stefanie Griffin
Subject:	RE: 4940.0030 Tribal Consultation Request for the Proposed Redlands Song Property Project
Date:	Friday, September 17, 2021 8:49:28 AM

This email is to inform you that we have no comments on this project. We defer to the more local Tribes and support their decisions on the projects.

From: Maddie Dolan [mailto:mdolan@fcs-intl.com]
Sent: Thursday, September 16, 2021 6:37 PM
To: Quechan Historic Preservation Officer
Cc: Cultural Resources
Subject: 4940.0030 Tribal Consultation Request for the Proposed Redlands Song Property Project

Hello,

Attached is a request for information pertaining to a cultural resources assessment of the proposed Redlands Song Property Project in the City of Redlands. Please feel free to contact Stefanie Griffin at sgriffin@fcs-intl.com if you would like to provide input. Thank you for your assistance.

Best,

Madelyn Dolan (she | her | hers)
Environmental Services, Analyst
Mobile +1 925 451 7133

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An ADEC Innovation
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From:	Ryan Nordness
To:	Maddie Dolan; Stefanie Griffin
Cc:	Cultural Resources
Subject:	RE: 4940.0030 Tribal Consultation Request for the Proposed Redlands Song Property Project
Date:	Tuesday, September 28, 2021 10:44:35 AM

Hello Maddie,
Thank you for reaching out to the San Manuel Band of Mission Indians concerning the proposed project area. SMBMI appreciates the opportunity to review the project documentation received by the Cultural Resources Management Department on September 21st. The proposed project is not located near any known SLFs, Serrano villages, or archaeological sites. Thank you again for your correspondence, if you have any additional questions or comments please reach out to me at your earliest convenience.
Respectfully,
Ryan Nordness

From: Maddie Dolan <mdolan@fcs-intl.com>
Sent: Tuesday, September 21, 2021 1:34 PM
To: Ryan Nordness <Ryan.Nordness@sanmanuel-nsn.gov>; Stefanie Griffin <sgriffin@fcs-intl.com>
Cc: Cultural Resources <culturalres@fcs-intl.com>
Subject: RE: 4940.0030 Tribal Consultation Request for the Proposed Redlands Song Property Project

Thank you! Let me know if this attachment works for you.

Best,
Madelyn Dolan (she | her | hers)
Environmental Services, Analyst
Mobile +1 925 451 7133

FirstCarbon Solutions (FCS)
An ADEC Innovation
LinkedIn | Facebook | Twitter

From: Ryan Nordness <Ryan.Nordness@sanmanuel-nsn.gov>
Sent: Tuesday, September 21, 2021 1:32 PM
To: Maddie Dolan <mdolan@fcs-intl.com>; Stefanie Griffin <sgriffin@fcs-intl.com>
Cc: Cultural Resources <culturalres@fcs-intl.com>
Subject: RE: 4940.0030 Tribal Consultation Request for the Proposed Redlands Song Property Project

Hey Maddie,
I am the cultural resource analyst for the San Manuel Band of Mission Indians.

From: Maddie Dolan <mdolan@fcs-intl.com>
Sent: Tuesday, September 21, 2021 12:58 PM

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION

03-027-2021-006

October 29, 2021

[VIA EMAIL TO:sgriffin@fcs-intl.com]
First Carbon Solutions
Ms. Stefanie Griffin
650 E. Hospitality Lane, Suite 125
San Bernardino, California 92408

Re: Redlands Song Property Project

Dear Ms. Stefanie Griffin,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the Redlands Song Property project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area. For this reason, the ACBCI THPO requests the following:

*A cultural resources inventory of the project area by a qualified archaeologist prior to any development activities in this area.

*A copy of the records search with associated survey reports and site records from the information center.

*Copies of any cultural resource documentation (report and site records) generated in connection with this project.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6956. You may also email me at ACBCI-THPO@aguacaliente.net.

Cordially,

Lacy Padilla
Archaeologist
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS

5401 DINAH SHORE DRIVE, PALM SPRINGS, CA 92264
T 760/699/6800 F 760/699/6924 WWW.AGUACALIENTE-NSN.GOV

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[**Vacant**]

COMMISSIONER
[**Vacant**]

EXECUTIVE SECRETARY
Christina Snider
Pomo

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

September 15, 2021

Stefanie Griffin
FirstCarbon Solutions

Via Email to: sgriffin@fcs-intl.com & mdolan@fcs-intl.com

Re: Native American Tribal Consultation, Pursuant to the Assembly Bill 52 (AB 52), Amendments to the California Environmental Quality Act (CEQA) (Chapter 532, Statutes of 2014), Public Resources Code Sections 5097.94 (m), 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2 and 21084.3, Redlands Song Property Project, San Bernardino County

Dear Ms. Griffin:

Pursuant to Public Resources Code section 21080.3.1 (c), attached is a consultation list of tribes that are traditionally and culturally affiliated with the geographic area of the above-listed project. Please note that the intent of the AB 52 amendments to CEQA is to avoid and/or mitigate impacts to tribal cultural resources, (Pub. Resources Code §21084.3 (a)) ("Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.")

Public Resources Code sections 21080.3.1 and 21084.3(c) require CEQA lead agencies to consult with California Native American tribes that have requested notice from such agencies of proposed projects in the geographic area that are traditionally and culturally affiliated with the tribes on projects for which a Notice of Preparation or Notice of Negative Declaration or Mitigated Negative Declaration has been filed on or after July 1, 2015. Specifically, Public Resources Code section 21080.3.1 (d) provides:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section.

The AB 52 amendments to CEQA law does not preclude initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction prior to receiving requests for notification of projects in the tribe's areas of traditional and cultural affiliation. The Native American Heritage Commission (NAHC) recommends, but does not require, early consultation as a best practice to ensure that lead agencies receive sufficient information about cultural resources in a project area to avoid damaging effects to tribal cultural resources.

The NAHC also recommends, but does not require that agencies should also include with their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential effect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:

- A listing of any and all known cultural resources that have already been recorded on or adjacent to the APE, such as known archaeological sites;
- Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
- Whether the records search indicates a low, moderate, or high probability that unrecorded cultural resources are located in the APE; and
- If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.

2. The results of any archaeological inventory survey that was conducted, including:

    - Any report that may contain site forms, site significance, and suggested mitigation measures.

      All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code section 6254.10.

3. The result of any Sacred Lands File (SLF) check conducted through the Native American Heritage Commission was positive. Please contact the San Manuel Band of Mission Indians on the attached list for more information.

4. Any ethnographic studies conducted for any area including all or part of the APE; and

5. Any geotechnical reports regarding all or part of the APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS are not exhaustive and a negative response to these searches does not preclude the existence of a tribal cultural resource. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our consultation list remains current.

If you have any questions, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green

Andrew Green
Cultural Resources Analyst

Attachment

Native American Heritage Commission
Tribal Consultation List
San Bernardino County
9/15/2021

Agua Caliente Band of Cahuilla Indians
Jeff Grubbe, Chairperson
5401 Dinah Shore Drive — Cahuilla
Palm Springs, CA, 92264
Phone: (760) 699 - 6800
Fax: (760) 699-6919

Agua Caliente Band of Cahuilla Indians
Patricia Garcia-Plotkin, Director
5401 Dinah Shore Drive — Cahuilla
Palm Springs, CA, 92264
Phone: (760) 699 - 6907
Fax: (760) 699-6924
ACBCI-THPO@aguacaliente.net

Morongo Band of Mission Indians
Robert Martin, Chairperson
12700 Pumarra Road — Cahuilla
Banning, CA, 92220 — Serrano
Phone: (951) 755 - 5110
Fax: (951) 755-5177
abrierty@morongo-nsn.gov

Morongo Band of Mission Indians
Ann Brierty, THPO
12700 Pumarra Road — Cahuilla
Banning, CA, 92220 — Serrano
Phone: (951) 755 - 5259
Fax: (951) 572-6004
abrierty@morongo-nsn.gov

Quechan Tribe of the Fort Yuma Reservation
Jill McCormick, Historic Preservation Officer
P.O. Box 1899 — Quechan
Yuma, AZ, 85366
Phone: (760) 572 - 2423
historicpreservation@quechantribe.com

San Manuel Band of Mission Indians
Jessica Mauck, Director of Cultural Resources
26569 Community Center Drive — Serrano
Highland, CA, 92346
Phone: (909) 864 - 8933
Jessica.Mauck@sanmanuel-nsn.gov

Santa Rosa Band of Cahuilla Indians
Lovina Redner, Tribal Chair
P.O. Box 391820 — Cahuilla
Anza, CA, 92539
Phone: (951) 659 - 2700
Fax: (951) 659-2228
lsaul@santarosa-nsn.gov

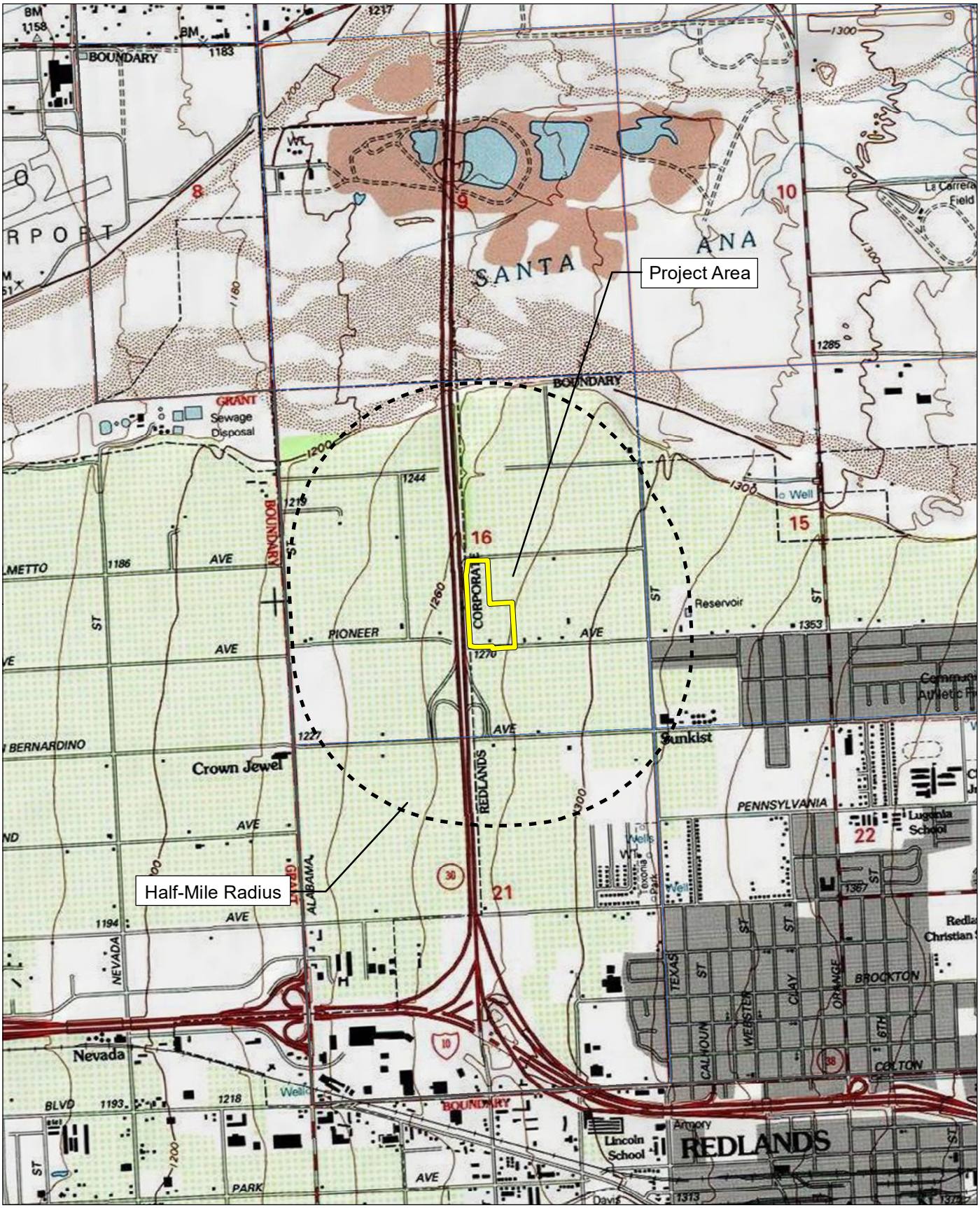
Serrano Nation of Mission Indians
Wayne Walker, Co-Chairperson
P. O. Box 343 — Serrano
Patton, CA, 92369
Phone: (253) 370 - 0167
serranonation1@gmail.com

Serrano Nation of Mission Indians
Mark Cochrane, Co-Chairperson
P. O. Box 343 — Serrano
Patton, CA, 92369
Phone: (909) 528 - 9032
serranonation1@gmail.com

Soboba Band of Luiseno Indians
Isaiah Vivanco, Chairperson
P. O. Box 487 — Cahuilla
San Jacinto, CA, 92581 — Luiseno
Phone: (951) 654 - 5544
Fax: (951) 654-4198
ivivanco@soboba-nsn.gov

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and section 5097.98 of the Public Resources Code.

This list is only applicable for consultation with Native American tribes under Public Resources Code Sections 21080.3.1 for the proposed Redlands Song Property Project, San Bernardino County.



Source: USGS Redlands 7.5' Quadrangle / T1S,R3W,sec16

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2,000 1,000 0 2,000 Feet

Record Search Map

May 12, 2022

Morongo Band of Mission Indians
Ann Brierty, THPO
12700 Pumarra Road
Banning, CA, 92220

Subject: Proposed Emm Property Project

Dear Ann Brierty:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed Emm Property Project in the City of Redlands. As part of the environmental review process, we are conducting a cultural analysis.

The Applicant is proposing to construct a new residential development on approximately 14.4 acres at 1160 W. Pioneer Avenue in the City of Redlands. The proposed project includes the development of a total of approximately 117 motorcourt homes.

As part of the cultural resources assessment, FCS conducted a Sacred Lands File (SLF) search and California Historical Resource Information System (CHRIS) search. The results of the SLF records search was positive. The CHRIS search showed that there are no reports or resources recorded within the project site. However, there are 22 resources recorded within a half mile radius of the project site, 2 of which are prehistoric and 17 of which are historic. There are also 31 reports recorded within a half mile radius of the project area. Additionally, The Native American Heritage Commission (NAHC) suggested you might be able to provide further information. If you have any additional information regarding potential historic or cultural resources in proximity or relation to the proposed project area, we would greatly appreciate your input.

Please note that this letter is a request for information pertaining to a cultural resources assessment and is not notification of a project under Senate Bill (SB) 18, Assembly Bill (AB) 52 or Section 106 of the National Historic Preservation Act. Designated lead agencies under the California Environmental Quality Act (CEQA) and National Environmental Policy Act

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MALAYSIA

SINGAPORE

(NEPA) are handling project notification and consultation requirements. Please feel free to contact me at 209.608.0028 or via email at sgriffin@fcs-intl.com and thank you for your valuable assistance.

Sincerely,

Stefanie Estelle Griffin, MA,
Archaeologist
FirstCarbon Solutions
967 Kendall Drive # A-537
San Bernardino, CA 92407

Enc: Attachment A: Records Search Map

May 12, 2022

Serrano Nation of Mission Indians
Mark Cochrane, Co-Chairperson
P. O. Box 343
Patton, CA, 92369

Subject: Proposed Emm Property Project

Dear Co-Chairperson Cochrane:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed Emm Property Project in the City of Redlands. As part of the environmental review process, we are conducting a cultural analysis.

The Applicant is proposing to construct a new residential development on approximately 14.4 acres at 1160 W. Pioneer Avenue in the City of Redlands. The proposed project includes the development of a total of approximately 117 motorcourt homes.

As part of the cultural resources assessment, FCS conducted a Sacred Lands File (SLF) search and California Historical Resource Information System (CHRIS) search. The results of the SLF records search was positive. The CHRIS search showed that there are no reports or resources recorded within the project site. However, there are 22 resources recorded within a half mile radius of the project site, 2 of which are prehistoric and 17 of which are historic. There are also 31 reports recorded within a half mile radius of the project area. Additionally, The Native American Heritage Commission (NAHC) suggested you might be able to provide further information. If you have any additional information regarding potential historic or cultural resources in proximity or relation to the proposed project area, we would greatly appreciate your input.

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Sincerely,

Stefanie Estelle Griffin, MA,
Archaeologist
FirstCarbon Solutions
967 Kendall Drive # A-537
San Bernardino, CA 92407

Enc: Attachment A: Records Search Map

May 12, 2022

Agua Caliente Band of Cahuilla Indians
Patricia Garcia-Plotkin, Director
5401 Dinah Shore Drive
Palm Springs, CA, 92264

Subject: Proposed Emm Property Project

Dear Patricia Garcia-Plotkin:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed Emm Property Project in the City of Redlands. As part of the environmental review process, we are conducting a cultural analysis.

The Applicant is proposing to construct a new residential development on approximately 14.4 acres at 1160 W. Pioneer Avenue in the City of Redlands. The proposed project includes the development of a total of approximately 117 motorcourt homes.

As part of the cultural resources assessment, FCS conducted a Sacred Lands File (SLF) search and California Historical Resource Information System (CHRIS) search. The results of the SLF records search was positive. The CHRIS search showed that there are no reports or resources recorded within the project site. However, there are 22 resources recorded within a half mile radius of the project site, 2 of which are prehistoric and 17 of which are historic. There are also 31 reports recorded within a half mile radius of the project area. Additionally, The Native American Heritage Commission (NAHC) suggested you might be able to provide further information. If you have any additional information regarding potential historic or cultural resources in proximity or relation to the proposed project area, we would greatly appreciate your input.

Please note that this letter is a request for information pertaining to a cultural resources assessment and is not notification of a project under Senate Bill (SB) 18, Assembly Bill (AB) 52 or Section 106 of the National Historic Preservation Act. Designated lead agencies under the California Environmental Quality Act (CEQA) and National Environmental Policy Act

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Sincerely,

Stefanie Estelle Griffin, MA,
Archaeologist
FirstCarbon Solutions
967 Kendall Drive # A-537
San Bernardino, CA 92407

Enc: Attachment A: Records Search Map

May 12, 2022

Agua Caliente Band of Cahuilla Indians
Jeff Grubbe, Chairperson
5401 Dinah Shore Drive
Palm Springs, CA, 92264

Subject: Proposed Emm Property Project

Dear Chairperson Grubbe:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed Emm Property Project in the City of Redlands. As part of the environmental review process, we are conducting a cultural analysis.

The Applicant is proposing to construct a new residential development on approximately 14.4 acres at 1160 W. Pioneer Avenue in the City of Redlands. The proposed project includes the development of a total of approximately 117 motorcourt homes.

As part of the cultural resources assessment, FCS conducted a Sacred Lands File (SLF) search and California Historical Resource Information System (CHRIS) search. The results of the SLF records search was positive. The CHRIS search showed that there are no reports or resources recorded within the project site. However, there are 22 resources recorded within a half mile radius of the project site, 2 of which are prehistoric and 17 of which are historic. There are also 31 reports recorded within a half mile radius of the project area. Additionally, The Native American Heritage Commission (NAHC) suggested you might be able to provide further information. If you have any additional information regarding potential historic or cultural resources in proximity or relation to the proposed project area, we would greatly appreciate your input.

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Sincerely,

Stefanie Estelle Griffin, MA,
Archaeologist
FirstCarbon Solutions
967 Kendall Drive # A-537
San Bernardino, CA 92407

Enc: Attachment A: Records Search Map

May 12, 2022

Morongo Band of Mission Indians
Robert Martin, Chairperson
12700 Pumarra Road
Banning, CA, 92220

Subject: Proposed Emm Property Project

Dear Chairperson Martin:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed Emm Property Project in the City of Redlands. As part of the environmental review process, we are conducting a cultural analysis.

The Applicant is proposing to construct a new residential development on approximately 14.4 acres at 1160 W. Pioneer Avenue in the City of Redlands. The proposed project includes the development of a total of approximately 117 motorcourt homes.

As part of the cultural resources assessment, FCS conducted a Sacred Lands File (SLF) search and California Historical Resource Information System (CHRIS) search. The results of the SLF records search was positive. The CHRIS search showed that there are no reports or resources recorded within the project site. However, there are 22 resources recorded within a half mile radius of the project site, 2 of which are prehistoric and 17 of which are historic. There are also 31 reports recorded within a half mile radius of the project area. Additionally, The Native American Heritage Commission (NAHC) suggested you might be able to provide further information. If you have any additional information regarding potential historic or cultural resources in proximity or relation to the proposed project area, we would greatly appreciate your input.

Please note that this letter is a request for information pertaining to a cultural resources assessment and is not notification of a project under Senate Bill (SB) 18, Assembly Bill (AB) 52 or Section 106 of the National Historic Preservation Act. Designated lead agencies under the California Environmental Quality Act (CEQA) and National Environmental Policy Act

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Sincerely,

Stefanie Estelle Griffin, MA,
Archaeologist
FirstCarbon Solutions
967 Kendall Drive # A-537
San Bernardino, CA 92407

Enc: Attachment A: Records Search Map

May 12, 2022

San Manuel Band of Mission Indians
Jessica Mauck, Director of Cultural Resources
26569 Community Center Drive
Highland, CA, 92346

Subject: Proposed Emm Property Project

Dear Jessica Mauck:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed Emm Property Project in the City of Redlands. As part of the environmental review process, we are conducting a cultural analysis.

The Applicant is proposing to construct a new residential development on approximately 14.4 acres at 1160 W. Pioneer Avenue in the City of Redlands. The proposed project includes the development of a total of approximately 117 motorcourt homes.

As part of the cultural resources assessment, FCS conducted a Sacred Lands File (SLF) search and California Historical Resource Information System (CHRIS) search. The results of the SLF records search was positive. The CHRIS search showed that there are no reports or resources recorded within the project site. However, there are 22 resources recorded within a half mile radius of the project site, 2 of which are prehistoric and 17 of which are historic. There are also 31 reports recorded within a half mile radius of the project area. Additionally, The Native American Heritage Commission (NAHC) suggested you might be able to provide further information. If you have any additional information regarding potential historic or cultural resources in proximity or relation to the proposed project area, we would greatly appreciate your input.

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Sincerely,

Stefanie Estelle Griffin, MA,
Archaeologist
FirstCarbon Solutions
967 Kendall Drive # A-537
San Bernardino, CA 92407

Enc: Attachment A: Records Search Map

May 12, 2022

Quechan Tribe of the Fort Yuma Reservation
Jill McCormick, Historic Preservation Officer
P.O. Box 1899
Yuma, AZ, 85366

Subject: Proposed Emm Property Project

Dear Jill McCormick:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed Emm Property Project in the City of Redlands. As part of the environmental review process, we are conducting a cultural analysis.

The Applicant is proposing to construct a new residential development on approximately 14.4 acres at 1160 W. Pioneer Avenue in the City of Redlands. The proposed project includes the development of a total of approximately 117 motorcourt homes.

As part of the cultural resources assessment, FCS conducted a Sacred Lands File (SLF) search and California Historical Resource Information System (CHRIS) search. The results of the SLF records search was positive. The CHRIS search showed that there are no reports or resources recorded within the project site. However, there are 22 resources recorded within a half mile radius of the project site, 2 of which are prehistoric and 17 of which are historic. There are also 31 reports recorded within a half mile radius of the project area. Additionally, The Native American Heritage Commission (NAHC) suggested you might be able to provide further information. If you have any additional information regarding potential historic or cultural resources in proximity or relation to the proposed project area, we would greatly appreciate your input.

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Sincerely,

Stefanie Estelle Griffin, MA,
Archaeologist
FirstCarbon Solutions
967 Kendall Drive # A-537
San Bernardino, CA 92407

Enc: Attachment A: Records Search Map

May 12, 2022

Santa Rosa Band of Cahuilla Indians
Lovina Redner, Tribal Chair
P.O. Box 391820
Anza, CA, 92539

Subject: Proposed Emm Property Project

Dear Tribal Chair Redner:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed Emm Property Project in the City of Redlands. As part of the environmental review process, we are conducting a cultural analysis.

The Applicant is proposing to construct a new residential development on approximately 14.4 acres at 1160 W. Pioneer Avenue in the City of Redlands. The proposed project includes the development of a total of approximately 117 motorcourt homes.

As part of the cultural resources assessment, FCS conducted a Sacred Lands File (SLF) search and California Historical Resource Information System (CHRIS) search. The results of the SLF records search was positive. The CHRIS search showed that there are no reports or resources recorded within the project site. However, there are 22 resources recorded within a half mile radius of the project site, 2 of which are prehistoric and 17 of which are historic. There are also 31 reports recorded within a half mile radius of the project area. Additionally, The Native American Heritage Commission (NAHC) suggested you might be able to provide further information. If you have any additional information regarding potential historic or cultural resources in proximity or relation to the proposed project area, we would greatly appreciate your input.

Please note that this letter is a request for information pertaining to a cultural resources assessment and is not notification of a project under Senate Bill (SB) 18, Assembly Bill (AB) 52 or Section 106 of the National Historic Preservation Act. Designated lead agencies under the California Environmental Quality Act (CEQA) and National Environmental Policy Act

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Utah
2901 Bluegrass Boulevard
Suite 200-62
Lehi, UT 84043

Connecticut
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Suite 450
Shelton, CT 06484

New York
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Deposit, NY 13754

56 Broome Corporate Parkway
Conklin, NY 13748

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PORTUGAL

FRANCE

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AUSTRALIA

PHILIPPINES

CHINA

MALAYSIA

SINGAPORE

(NEPA) are handling project notification and consultation requirements. Please feel free to contact me at 209.608.0028 or via email at sgriffin@fcs-intl.com and thank you for your valuable assistance.

Sincerely,

Stefanie Estelle Griffin, MA,
Archaeologist
FirstCarbon Solutions
967 Kendall Drive # A-537
San Bernardino, CA 92407

Enc: Attachment A: Records Search Map

May 12, 2022

Soboba Band of Luiseno Indians
Isaiah Vivanco, Chairperson
P. O. Box 487
San Jacinto, CA, 92581

Subject: Proposed Emm Property Project

Dear Chairperson Vivanco:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed Emm Property Project in the City of Redlands. As part of the environmental review process, we are conducting a cultural analysis.

The Applicant is proposing to construct a new residential development on approximately 14.4 acres at 1160 W. Pioneer Avenue in the City of Redlands. The proposed project includes the development of a total of approximately 117 motorcourt homes.

As part of the cultural resources assessment, FCS conducted a Sacred Lands File (SLF) search and California Historical Resource Information System (CHRIS) search. The results of the SLF records search was positive. The CHRIS search showed that there are no reports or resources recorded within the project site. However, there are 22 resources recorded within a half mile radius of the project site, 2 of which are prehistoric and 17 of which are historic. There are also 31 reports recorded within a half mile radius of the project area. Additionally, The Native American Heritage Commission (NAHC) suggested you might be able to provide further information. If you have any additional information regarding potential historic or cultural resources in proximity or relation to the proposed project area, we would greatly appreciate your input.

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Sincerely,

Stefanie Estelle Griffin, MA,
Archaeologist
FirstCarbon Solutions
967 Kendall Drive # A-537
San Bernardino, CA 92407

Enc: Attachment A: Records Search Map

May 12, 2022

Serrano Nation of Mission Indians
Wayne Walker, Co-Chairperson
P. O. Box 343
Patton, CA, 92369

Subject: Proposed Emm Property Project

Dear Co-Chairperson Walker:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed Emm Property Project in the City of Redlands. As part of the environmental review process, we are conducting a cultural analysis.

The Applicant is proposing to construct a new residential development on approximately 14.4 acres at 1160 W. Pioneer Avenue in the City of Redlands. The proposed project includes the development of a total of approximately 117 motorcourt homes.

As part of the cultural resources assessment, FCS conducted a Sacred Lands File (SLF) search and California Historical Resource Information System (CHRIS) search. The results of the SLF records search was positive. The CHRIS search showed that there are no reports or resources recorded within the project site. However, there are 22 resources recorded within a half mile radius of the project site, 2 of which are prehistoric and 17 of which are historic. There are also 31 reports recorded within a half mile radius of the project area. Additionally, The Native American Heritage Commission (NAHC) suggested you might be able to provide further information. If you have any additional information regarding potential historic or cultural resources in proximity or relation to the proposed project area, we would greatly appreciate your input.

Please note that this letter is a request for information pertaining to a cultural resources assessment and is not notification of a project under Senate Bill (SB) 18, Assembly Bill (AB) 52 or Section 106 of the National Historic Preservation Act. Designated lead agencies under the California Environmental Quality Act (CEQA) and National Environmental Policy Act

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(NEPA) are handling project notification and consultation requirements. Please feel free to contact me at 209.608.0028 or via email at sgriffin@fcs-intl.com and thank you for your valuable assistance.

Sincerely,

Stefanie Estelle Griffin, MA,
Archaeologist
FirstCarbon Solutions
967 Kendall Drive # A-537
San Bernardino, CA 92407

Enc: Attachment A: Records Search Map

From: Ryan Nordness
To: Stefanie Griffin
Subject: Information Request for Proposed Emm Property Project
Date: Wednesday, June 22, 2022 3:14:40 PM

Thank you for reaching out to the Yuhaaviatam of San Manuel Nation (formerly known as the San Manuel Band of Mission Indians) concerning the proposed project area. YSMN appreciates the opportunity to review the project documentation received by the Cultural Resources Management Department on May 20th 2022. The proposed project is not located near any known cultural resources. Thank you again for your correspondence, if you have any additional questions or comments please reach out to me at your earliest convenience.
Respectfully,
Ryan Nordness

Ryan Nordness
Cultural Resource Analyst
Ryan.Nordness@sanmanuel-nsn.gov
O:(909) 864-8933 Ext 50-2022
M:(909) 838-4053
26569 Community Center Dr Highland, California 92346

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Appendix D:
Project Area Photographs

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Photograph 1: Overview photo taken from southeast corner of project area and the start of Transect 1 bearing northwest. Longitude 34.04.54 by latitude 117.1156.

Photograph 2: Overview bearing southeast at 160 degrees end of Transect 1

Photograph 3: Overview photo of northern boundary West Domestic Avenue end of Transect 1 bearing northwest at 310 degrees. Longitude 34.05.04 by latitude 117.1156

Photograph 4: Start of Transect 2 bearing southeast at 152 degrees. Longitude 34.05.04 by latitude 117.1155

Photograph 5: End of Transect 2 bearing southwest 152 degrees, facing West Pioneer Avenue. Longitude 34.05.04 by latitude 117.1155

Photograph 6: Overview start of Transect 3. Longitude 34.04.51 by latitude 117.1152

Photograph 7: Overview end of Transect 3. Bearing northwest at 341 degrees.
Longitude 34.0845 by latitude 117.1156

Photograph 8: Overview start of Transect 4 bearing southeast 160 degrees.
Longitude 34.0845 by latitude 117.1156

Photograph 9: End of Transect 4 bearing South at 172 degrees. Longitude 34.08450 by latitude 117.1992

Photograph 10: Overview start of Transect 5 bearing northwest 340 degrees.
Longitude 34.08450 by latitude 117.1992

Photo 11: End of Transect 5 bearing northwest 330 degrees. Longitude 34.08450 by latitude 117.1992

Photo 12: End of survey overview photo of western boundary bearing South at 156 degrees. Photo taken from northwest corner of survey area. Longitude 34.84501 by latitude 117.1992

Photo 13: Start of Transect 1, from southwest corner. View North.

Photo 14: End of Transect 1 from northwest corner. View South

Photo 15: Start of Transect 3, from southeast corner. View North.

Photo 16: End of Transect 3 from northeast corner. View South.

Appendix E:
Cultural Resources Regulations and Evaluation Criteria

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CULTURAL RESOURCES REGULATIONS AND EVALUATION CRITERIA

Local, state, and federal government agencies have developed laws and regulations designed to protect significant cultural resources that may be affected by projects regulated, funded, or undertaken by the agency. Federal and state laws that govern the preservation of historic and archaeological resources of national, state, regional, and local significance include the National Environmental Policy Act (NEPA), the National Historic Preservation Act (NHPA), and the California Environmental Quality Act (CEQA). In addition, laws specific to work conducted on federal lands includes the Archaeological Resources Protection Act (ARPA), the American Antiquities Act, and the Native American Graves Protection and Repatriation Act (NAGPRA).

The following federal or CEQA criteria were used to evaluate the significance of potential impacts on cultural resources for the proposed project. An impact would be considered significant if it would affect a resource eligible for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), or if it is identified as a unique archaeological or Tribal Cultural Resource (TCR).

Federal-Level Evaluations

Federal agencies are required to consider the effects of their actions on historic properties and afford the Advisory Council on Historic Preservation (ACHP) a reasonable opportunity to comment on such undertakings under NHPA Section 106 (36 Code of Federal Regulations [CFR] 800). Additionally, federal agencies are responsible for initiating NHPA Section 106 review and completing the steps outlined in these regulations. They must determine if NHPA Section 106 applies to a given project and, if so, initiate review in consultation with the State Historic Preservation Officer (SHPO) and/or Tribal Historic Preservation Officer (THPO). Federal agencies are also responsible for involving the public and other interested parties. Furthermore, NHPA Section 106 requires that any federal or federally assisted undertaking, or any undertaking requiring federal licensing or permitting, consider the effect of the action on historic properties listed in or eligible for the NRHP. Under the Code of Federal Regulations (36 CFR Part 800.8), federal agencies are specifically encouraged to coordinate compliance with NHPA Section 106 and the NEPA process. The implementing regulations “Protection of Historic Properties” are found in 36 Code of Federal Regulations Part 800. Resource eligibility for listing on the NRHP is detailed in 36 Code of Federal Regulations Part 63 and the criteria for resource evaluation are found in 36 Code of Federal Regulations Part 60.4 (a-d).

The NHPA established the NRHP as the official federal list for cultural resources that are considered important for their historical significance at the local, state, or national level. To be determined eligible for listing in the NRHP, properties must meet specific criteria for historic significance and possess certain levels of integrity of form, location, and setting. The criteria for listing on the NRHP include—significance in American history, architecture, archaeology, engineering, and culture as present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association. In addition, a resource must meet one or all of these eligibility criteria:

a) Is associated with events that have made a significant contribution to the broad patterns of our history; or

b) Is associated with the lives of persons significant in our past; or

c) Embodies the distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic values, represent a significant and distinguishable entity whose components may lack individual distinction; or

d) That have yielded, or may be likely to yield, information important in prehistory or history.

Criterion D is usually reserved for archaeological resources. Eligible properties must meet at least one of the criteria and exhibit integrity, measured by the degree to which the resource retains its historical properties and conveys its historical character.

Criteria Considerations

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, buildings that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the NRHP. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

a) A religious property deriving primary significance from architectural or artistic distinction or historical importance.

b) A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event.

c) A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life.

d) A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events.

e) A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived.

f) A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance.

g) A property achieving significance within the past 50 years if it is of exceptional importance.

Thresholds of Significance

In consultation with the SHPO/THPO and other entities that attach religious and cultural significance to identified historic properties, the Lead Agency shall apply the criteria of adverse effect to historic

properties within the Area of Potential Effect (APE). The Lead Agency official shall consider the views of consulting parties and the public when considering adverse effects.

Federal Criteria of Adverse Effects

Under federal regulations, 36 Code of Federal Regulations Part 800.5, an adverse effect is found when an undertaking alters, directly or indirectly, any of the characteristics of a historic property that qualifies the property for inclusion in the NRHP in a manner that diminishes the integrity of the property's location, design, setting, materials, workmanship, feeling, or association. Consideration will be given to all qualifying characteristics of a historic property, including those that may have been identified subsequent to the original evaluation of the property's eligibility for listing in the NRHP. Adverse effects may include reasonably foreseeable effects caused by the undertaking that may occur later in time, be farther removed in distance, or be cumulative.

According to 36 Code of Federal Regulations Part 800.5, adverse effects on historic properties include, but are not limited to, those listed below:

- Physical destruction of or damage to all or part of the property.
- Alteration of a property, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation, and provision of handicapped access, which is not consistent with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties per 36 Code of Federal Regulations Part 68 and applicable guidelines.
- Removal of the property from its historic location.
- Change of the character of the property's use or of physical features within the property's setting that contribute to its historic significance.
- Introduction of visual, atmospheric, or audible elements that diminish the integrity of the property's significant historic features.
- Neglect of a property that causes its deterioration, except where such neglect and deterioration are recognized qualities of a property of religious and cultural significance to an Indian tribe or Native Hawaiian organization.
- Transfer, lease, or sale of property out of federal ownership or control without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property's historic significance.

If Adverse Effects are Found

If adverse effects are found, the agency official shall continue consultation as stipulated at 36 Code of Federal Regulations Part 800.6. The agency official shall consult with the SHPO/THPO and other consulting parties to develop alternatives to the undertaking that could avoid, minimize, or mitigate adverse effects to historic resources. According to 36 Code of Federal Regulations Part 800.14(d), if adverse effects cannot be avoided then standard treatments established by the ACHP may be used as a basis for Memorandum of Agreement (MOA).

According to 36 Code of Federal Regulations Part 800.11(e), the filing of an approved MOA, and appropriate documentation, concludes the NHPA Section 106 process. The MOA must be signed by all consulting parties and approved by the ACHP prior to construction activities. If no adverse effects are found and the SHPO/THPO or the ACHP do not object within 30 days of receipt, the agencies' responsibilities under NHPA Section 106 will be satisfied upon completion of report and documentation as stipulated in 36 Code of Federal Regulations Part 800.11. The information must be made available for public review upon request, excluding information covered by confidentiality provisions.

State-Level Evaluation Processes

For the purposes of CEQA, cultural resources are broadly divided into the following four categories:

- **Historic Resources**: Historic resources typically refer to buildings, structures, and locations that maintain a connection or association with significant events, individuals, or architectural trends from California's past.
- **Archaeological Resources:** Archaeology is the study of artifacts and material culture with the aim of understanding human activities and cultures in the past. Archaeological resources may be associated with prehistoric indigenous cultures as well as historic periods.
- **Burial Sites and Cemeteries:** Burial sites and cemeteries are formal or informal locations where human remains have been interred.
- **Tribal Cultural Resources:** Tribal cultural resources include sites, features, places, or objects that are of cultural value to one or more California Native American Tribes.

More specifically, cultural resources may be understood as resources that have been formally recognized by a lead agency and/or are listed or determined eligible for listing on the CRHR (Public Resources Code [PRC] § 5024.1, Title 14 California Code of Regulations [CCR] § 4852). An archaeological site may be considered a historical resource if it is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California per Public Resources Code Section 5020.1(j) or if it meets the criteria for listing on the CRHR per California Code of Regulations at Title 14 California Code of Regulations Section 4850.

The most recent amendments to the CEQA Guidelines direct lead agencies to first evaluate an archaeological site to determine whether it meets the criteria for listing in the CRHR. If an archaeological site is a historical resource, in that it is listed or eligible for listing in the CRHR, potential adverse impacts to it must be considered as stated in Public Resources Code Sections 21084.1 and 21083.2(l). If an archaeological site is considered not to be a historical resource but meets the definition of a "unique archaeological resource" as defined in Public Resources Code Section 21083.2, then it would be treated in accordance with the provisions of that section.

With reference to Public Resources Code Section 21083.2, each site found within a project area will be evaluated to determine whether it is a unique archaeological resource. A unique archaeological resource is described as an archaeological artifact, object, or site about which it can be clearly

demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets one or more of the following criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

As used in this report, "non-unique archaeological resource" means an archaeological artifact, object, or site that does not meet the criteria for eligibility for listing on the CRHR, as noted in subdivision (g) of Public Resources Code Section 21083.2. A non-unique archaeological resource requires no further consideration, other than simple recording of its components and features. Isolated artifacts are typically considered non-unique archaeological resources. Historic structures that have had their superstructures demolished or removed can be considered historic archaeological sites and are evaluated following the processes used for prehistoric sites. Finally, the California State Office of Historic Preservation (OHP) recognizes an age threshold of 45 years. Cultural resources built less than 45 years ago may qualify for consideration, but only under the most extraordinary circumstances.

Title 14, California Code of Regulations, Chapter 3 Section 15064.5 is associated with determining the significance of impacts to archaeological and historical resources. Here, the term historical resource includes the following:

1. A resource listed in, or determined eligible by the State Historical Resources Commission, for listing in the CRHR (PRC § 5024.1; Title 14 CCR, § 4850 *et seq*.).
2. A resource included in a local register of historical resources, as defined in Public Resources Code Section 5020.1(k) or identified as significant in a historical resource survey meeting the Public Resources Code Section 5024.1(g) requirements, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript, which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be historically significant if the resource meets the criteria for listing on the California Register of Historical Resources (PRC § 5024.1; Title 14 CCR § 4852) including the following:
    A. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
    B. Is associated with the lives of persons important in our past.

C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
D. Has yielded, or may be likely to yield, information important in prehistory or history.

Typically, archaeological sites exhibiting significant features qualify for the CRHR under Criterion D because such features have information important to the prehistory of California. A lead agency may determine that a resource may be a historical resource as defined in Public Resources Code Sections 5020.1(j) or 5024.1 even if it is:

- Not listed in or determined to be eligible for listing in the CRHR.
- Not included in a local register of historical resources pursuant to Public Resources Code Section 5020.1(k).
- Identified in a historical resources survey per Public Resources Code Section 5024.1(g).

Thresholds of Significance

If a project will have a significant impact on a cultural resource, several steps must be taken to determine whether the cultural resource is a "unique archaeological resource" under CEQA. If analysis and/or testing determine that the resource is a unique archaeological resource and therefore subject to mitigation prior to development, a threshold of significance should be developed. The threshold of significance is a point where the qualities of significance are defined, and the resource is determined to be unique under CEQA. A significant impact is regarded as the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the resource will be reduced to a point that it no longer meets the significance criteria. Should analysis indicate that project development will destroy the unique elements of a resource; CEQA regulations require that the project implement appropriate and feasible mitigation measures. The preferred form of mitigation is to preserve the resource in place, in an undisturbed state. However, as that is not always possible or feasible, appropriate mitigation measures may include, but are not limited to:

1. Planning construction to avoid the resource.
2. Deeding conservation easements.
3. Capping the site prior to construction.

If a resource is determined to be a "non-unique archaeological resource," no further consideration of the resource by the lead agency is necessary.

Local Regulations

City of Redlands General Plan 2035

Cultural Resources Policies

Principles

2-P.8 Identify, maintain, protect, and enhance Redlands' cultural, historic, social, economic, architectural, agricultural, archaeological, and scenic heritage. In so

doing, Redlands will preserve its unique character and beauty, foster community pride, conserve the character and architecture of its neighborhoods and commercial and rural areas, enable citizens and visitors to enjoy and learn about local history, and provide a framework for making appropriate physical changes.

2-P.9 Provide incentives to protect, preserve, and maintain the city's heritage.

2-P.10 Foster an understanding and appreciation of history and architecture.

2-P.11 Encourage retention of the character of existing historic structures and urban design elements that define the built environment of the city's older neighborhoods.

2-P.12 Encourage retention of historic structures in their original use or reconversion to their original use where feasible. Encourage sensitive, adaptive reuse where the original use is no longer feasible.

2-P.13 Encourage preservation of and public access to defined and established significant scenic vistas, viewpoints, and view corridors.

2-P.14 Coordinate preservation of historic resources with policies designed to preserve neighborhoods and support the affordability of housing in historical structures.

2-P.15 Balance the preservation of historic resources with the desire of property owners of historic structures to adopt energy efficient strategies.

2-P.16 Work with local paleontologists to identify significant non-renewable paleontological resources.

2-P.17 Protect archaeological and paleontological resources for their aesthetic, scientific, educational, and cultural values.

Actions

Historic and Scenic Conservation

2-A.23 Prepare a City of Redlands Historic Context Statement as part of the Certified Local Government Program.

2-A.24 Undertake and maintain a comprehensive citywide inventory and assessment of historic resources. Establish and keep current a list of potential historic resources, historic districts, citrus groves, palm rows, and historic scenic areas. The inventory must identify the values of the resources' contribution to the city's historic context. Set up a priority system for designation and proceed with designation.

2-A.25 Require any application that would alter or demolish an undesignated and unsurveyed resource over 50-years-old to be assessed on the merits of the structure, and to be approved by the Historic and Scenic Preservation Commission.

2-A.26 Provide development standards and guidelines to encourage conversion of historic structures to alternative uses without compromising the quality of the neighborhood if preservation of the original use is an economic hardship.

2-A.27 Establish guidelines and incentives for appropriate adaptive reuse of historic structures.

2-A.28 Develop strategies or guidelines to enhance the public realm and context sensitive landscapes in the historic and scenic districts.

2-A.29 Retain existing easements and rights of way for use as viewpoints, turnouts, and scenic walkways where feasible.

2-A.30 Identify historic design features characteristic of the city and its individual neighborhoods that can be used to establish themes and design guidelines.

2-A.31 Develop ordinance language and procedures to allow designation of thematic resources. Thematic resources can include historical resources such as the street grid and streetscapes established by Judson and Brown, architectural resources such as the vernacular packinghouse style, or environmental resources such as the Zanja.

2-A.32 Support a strong and effective Historic and Scenic Preservation Commission as a key element in decisions affecting historic and scenic resources.

2-A.33 Ensure that public funds for rehabilitation are not used to the detriment of private or public historic resources.

2-A.34 Uphold the designation of the following streets within the city as scenic highways, drives, and historic streets. Special development standards have been adopted by Resolution for these streets. The streets are:

- Brookside Avenue, from Lakeside Avenue to Eureka Street;
- Olive Avenue, from Lakeside Avenue to Cajon Street;
- Center Street, from Brookside Avenue to Crescent Avenue;
- Highland Avenue, from Serpentine Drive to Cajon Street;
- Sunset Drive, from Serpentine Drive to Edgemont Drive;
- Cajon Street;
- Mariposa Drive, between Halsey and Sunset Drive; and
- Dwight Street, between Pepper Street and Mariposa Drive.

In addition, consider designating the following roads as scenic drives within the community as neighborhood connectors and recreational routes for drivers and bike riders.

- Riverview Drive along the Santa Ana River Wash;

- Live Oak Canyon Road;
- San Timoteo Canyon Road;
- Sylvan Boulevard;
- Nevada Street, from the Orange Blossom Trail to Barton Road;
- Pioneer Avenue, from River Bend Drive to Judson Street; and
- Rural roads in Crafton.

2-A.35 Establish standards for the evaluation of exterior lighting for new development and redevelopment to ensure that exterior lighting (except traffic lights, navigational lights, and other similar safety lighting) is minimized, restricted to low-intensity fixtures, shielded, and concealed to the maximum feasible extent, and that high-intensity perimeter lighting and lighting for sports and other private recreational facilities is limited to reduce light pollution visible from public viewing areas.

Historic City Properties

2-A.36 Maintain and improve City-owned historic buildings and houses in an architecturally and environmentally sensitive manner.

2-A.37 Maintain and improve Redlands' streets, trees, streetlights, parkways, parks, stone curbs, ditches, walls, and citrus groves in a manner that enhances the city's beauty and historic fabric.

2-A.38 Use exemplary design quality and sensitivity to surrounding historic structures in new City construction, public works, entry ways, and City signs.

Privately-Owned Historic Resources

2-A.39 Ensure that permanent changes to the exterior or setting of a designated historic resource be done in accordance with the Secretary of the Interior standards for historic properties.

2-A.40 Seek creative solutions to the problem of preservation and maintenance of large houses.

2-A.41 Encourage appropriate adaptive reuse of historic resources in order to prevent disuse, disrepair, and demolition, taking care to protect surrounding neighborhoods from disruptive intrusions.

2-A.42 Should demolition of a designated historic resource occur, endeavor to ensure that a building of equal or greater design quality and/or use of equal or greater benefit to the community be constructed. Require that a report documenting the history of the property and archival-quality drawings and/or photographic records be prepared to document the historic resource.

2-A.43 Institute an architectural salvage program to preserve architectural artifacts from buildings that are demolished.

2-A.44 Encourage the use of tax credits, donated easements, and other fiscal incentives for preservation.

2-A.45 Encourage energy conservation alterations that are compatible with preservation.

2-A.46 Encourage preservation, maintenance, enhancement, and reuse of existing buildings in revitalization areas; retention and renovation of existing residential structures; and, if retention on-site is not feasible, relocation of existing residential structures within the city.

2-A.47 Encourage the highest maintenance of historic resources by:

- Providing information to homeowners as to how to maintain their historic property;
- Pursuing funding programs to assist people in doing needed repairs; and
- Proactively enforcing code compliance.

Historic Considerations for New Development

2-A.48 Establish design review guidelines for historic areas to ensure that new architecture will relate to and respect the historical and environmental context.

2-A.49 Encourage compatibility of new land uses and new construction adjacent to historical buildings. Encourage construction that is physically and aesthetically complementary to the historic buildings in architectural features and relationship to adjoining structures.

2-A.50 Encourage historical depictions commemorating historic sites or events in Redlands' history. Such depictions could be incorporated into new commercial or rehab development projects. Historical depictions may be monuments, plaques, archaeological viewing sites, exhibits, or illustrative art works, such as sculpture, mosaics, murals, tile-work, etc.

2-A.51 Encourage new construction that ties the new with the old in a harmonious fashion, enhancing the historic pattern.

Citizen Participation and Cooperation with Preservation Groups

2-A.52 Encourage public participation in the process for evaluating and preserving historic and scenic resources.

2-A.53 Encourage citizens to participate in public hearings on designation, Certificates of Appropriateness, and Certificates of Hardship.

2-A.54 Encourage citizens to become involved in historic preservation by training them in survey techniques and involving them in the ongoing surveys of historic resources.

2-A.55 Cooperate with public and private organizations doing preservation work and serve as liaison for such groups.

Education and Public Relations on Redlands Heritage

2-A.56 Seek to educate the general public about Redlands' heritage and to educate owners of historic properties about how to rehabilitate and maintain their property.

2-A.57 Where inappropriate alterations have been made, endeavor to explain how such alterations detract from the property, how they may be removed, and the economic and cultural benefits of proper restoration.

2-A.58 Encourage involvement of Redlands' schools, adult education classes, and the University of Redlands, as well as civic organizations and service clubs, in preservation programs and activities.

2-A.59 Continue to work with local newspapers to inform the community of the Historic and Scenic Preservation Commission and other preservation activities.

2-A.60 Print informational brochures and develop electronic media explaining the preservation process and preservation techniques to the public.

2-A.61 Issue awards and commendations as appropriate to owners of historic and scenic resources who have done particularly admirable rehabilitation and to others who have made special contributions to the preservation effort.

2-A.62 Make special efforts to reach out to the business community and to inform its members about Redlands' heritage and the opportunities it presents.

2-A.63 Promote Redlands' image, its cultural life, and its outstanding architectural, historic, and scenic resources to attract new business and tourism to the city.

2-A.64 Work with civic groups who wish to hold meetings to educate their members about preservation.

2-A.65 Support the development of organizations such as the Redlands Historical Museum, the Redlands Area Historical Society, the Redlands Conservancy, and other historical organizations to educate the public and visitors alike about Redlands' history.

Preservation of Older Neighborhoods

2-A.66 Promote neighborhood preservation and stabilization.

2-A.67 Permit densities, design, and uses that will help preserve the character and amenities of existing older neighborhoods.

2-A.68 Discourage changes in residential areas that would disturb the character or clearly have a destabilizing effect on the neighborhood.

2-A.69 Encourage shared parking or in-lieu parking in older neighborhoods.

2-A.70 Encourage preservation of historic public and private improvements, such as street curbs, street trees, specimen trees, streetlights, hitching posts, masonry walls, and early paved sidewalks.

Archaeological and Paleontological Resources

2-A.71 Using an annually updated Archaeological Resource Sensitivity Map, review proposed development projects to determine whether a site contains known prehistoric or historic cultural resources and/or to determine the potential for discovery of additional cultural resources.

2-A.72 Require that applicants for projects identified by the South Coastal Information Center as potentially affecting sensitive resource sites hire a consulting archaeologist to develop an archaeological resource mitigation plan and to monitor the project to ensure that mitigation measures are implemented.

2-A.73 Require that areas found during construction to contain significant historic or prehistoric archaeological artifacts be examined by a qualified consulting archaeologist (RPA certified) or historian for appropriate protection and preservation.

2-A.74 Proactively coordinate with the area's native tribes in the review and protection of any tribal cultural resources discovered at development sites.

2-A.75 Require, as a standard condition of approval, that project applicants provide an assessment as to whether grading for the proposed project would impact underlying soil units or geologic formations that have a moderate to high potential to yield fossiliferous materials, prior to issuance of a grading permit. If the potential for fossil discovery is moderate to high, require applicants to provide a paleontological monitor during rough grading of the project.

2-A.76 Establish a procedure for the management of paleontological materials found on-site during a development, including the following provisions:

- If materials are found on-site during grading, require that work be halted until a qualified professional evaluates the find to determine whether it represents a significant paleontological resource.

- If the resource is determined to be significant, the paleontologist shall supervise removal of the material and determine the most appropriate archival storage of the material.
- Appropriate materials shall be prepared, cataloged, and archived at the applicant's expense and shall be retained within San Bernardino County if feasible.

Tribal Cultural Resources and Tribal Consultation

Under CEQA, TCRs refer to sites, features, places, cultural landscapes, sacred places, and objects with cultural value to one or more California Native American tribes. To be considered significant under CEQA, these resources must also be included or determined eligible for inclusion in the CRHR or a local register of historical resources or be determined significant pursuant to the criteria set forth in subdivision (c) of Section 5024.1 by the lead agency (PRC § 21074).

Cultural resource assessment reports will often include the results from a Native American Heritage Commission (NAHC) Sacred Lands File search and outreach to Native American Representatives Identified as potentially having interest or information on the project area by the NAHC. The primary process for identifying and evaluating potential impacts to TCRs, however, is through government-to-government consultation between the CEQA lead agency and Native American Tribes pursuant to the following California statutes.

California Senate Bill 18

Senate Bill (SB) 18 states that prior to a local (city or county) government's adoption of any General Plan or Specific Plan, or amendment to General and Specific Plans, or a designation of open space land proposed on or after March 1, 2005, the city or county shall conduct consultations with California Native American tribes for the purpose of preserving or mitigating impacts to Cultural Places. Consultations are for the purpose of preserving or mitigating impacts to places, features, and objects described in Sections 5097.9 and 5097.993 of the Public Resources Code that may be affected by the proposed adoption or amendment to a general or specific plan. According to the Government Code Section 65352.4, "consultation" is defined as:

> *The meaningful and timely process of seeking, discussing, and carefully considering the views of others, in a manner that is cognizant of all parties' cultural values and, where feasible, seeking agreement. Consultation between government agencies and Native American Tribes shall be conducted in a way that is mutually respectful of each party's sovereignty. Consultation shall also recognize the tribes' potential needs for confidentiality with respect to places that have traditional tribal cultural significance.*

SB 18 requires public notice to be sent to tribes listed on the NAHC's SB 18 Tribal Consultation list within the geographical areas affected by the proposed changes. Tribes must respond to a local government notice within 90 days (unless a shorter time frame has been agreed upon by the tribe), indicating whether or not they want to consult with the local government. Notice must be sent regardless of prior consultation, and it is suggested that local governments send written notice by certified mail with return receipt requested.

California Assembly Bill 52

Assembly Bill (AB) 52 was signed into law on September 25, 2014, and provides that any public or private "project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment." TCRs include "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are eligible for inclusion in the CRHR or included in a local register of historical resources." AB 52 formally added the category of "tribal cultural resources" to CEQA and extends the consultation and confidentiality requirements to all projects, rather than just projects subject to SB 18 as discussed above.

AB 52 requires a lead agency to notify and offer the opportunity for consultation to a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project, if the tribe has previously requested in writing to be informed by the lead agency of proposed projects in their geographic area. This notification must be sent prior to determining whether a negative declaration, mitigated negative declaration, or environmental impact report is required for a project. Tribes must respond to the notice within 45 days (unless a shorter time frame has been agreed upon by the tribe), indicating whether or not they want to consult with the lead agency.

The bill makes the above provisions applicable to projects that have a notice of preparation, or a notice of negative declaration or mitigated negative declaration filed on or after July 1, 2015. The parties must consult in good faith, and consultation is deemed concluded when either: (1) the parties agree to measures to mitigate or avoid a significant effect on a TCR (if such a significant effect exists); or (2) when a party concludes that mutual agreement cannot be reached. Mitigation measures agreed upon during consultation must be recommended for inclusion in the environmental document. AB 52 also identifies mitigation measures that may be considered to avoid significant impacts if there is no agreement on appropriate mitigation. Recommended measures include:

- Preservation in place.
- Protecting the cultural character and integrity of the resource.
- Protecting the traditional use of the resource.
- Protecting the confidentiality of the resource.
- Permanent conservation easements with culturally appropriate management criteria.

RESOLUTION NO. 8529

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING/REPORTING PROGRAM PIONEER AVENUE RESIDENTIAL PROJECT LOCATED AT THE NORTHEAST CORNER OF INTERSTATE 210 AND PIONEER AVENUE AT 1160 WEST PIONEER AVENUE (APN: 0167-061-01-0000 and 0167-061-03-0000).

WHEREAS, MLC Holdings, LLC, has filed applications for General Plan Amendment No. 145, Specific Plan No. 40 Amendment No. 49 (East Valley Corridor Specific Plan), Specific Plan No. 64 Amendment No. 1 (Bergamot Specific Plan), Tentative Tract Map No. 20528 and Commission Review and Approval No. 945 for a 117-lot single family residential development located at the northeast corner of Interstate 210, and West Pioneer Avenue at 1160 West Pioneer Avenue (APNs: 0167-061-01-0000 and 0167-061-03-0000) (the "Project"); and

WHEREAS, an Initial Study and Mitigated Negative Declaration was prepared for the Project and circulated for public review for a period of thirty days beginning on October 4, 2023, and ending on November 2, 2023; and

WHEREAS on November 3, 2023, notice of the Planning Commission's public hearing for the Project and related Project Entitlements was published in the Redlands Daily Facts and notices were mailed to property owners within a 300 foot radius; and

WHEREAS, on November 14, 2023, the Planning Commission held a public hearing and considered the staff report, oral report, the testimony, and the written evidence submitted by and on behalf of the applicant and by members of the public; and

WHEREAS, on November 14, 2023, the Planning Commission recommended to the City Council that the MND be adopted; and

WHEREAS, the MND and related materials for the Project that were reviewed by the Planning Commission in making its recommendation for approval have been forwarded to the City Council; and

WHEREAS, notice of the City Council's public hearing for the Project was published in the Redlands Daily Facts by the City Clerk; and

WHEREAS, the City Council held a duly noticed public hearing on December 19, 2023, at which interested persons had the opportunity to provide verbal and written testimony on the Project and proposed MND;

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

Section 1. CEQA Compliance. As the decision-making body for the Project, the City Council has reviewed and considered the information contained in the Initial Study and MND, related technical studies and analyses, public comments received, the Responses to Comments, and supporting documentation. The City Council determines that the MND and related documents contain a complete and accurate reporting of the environmental impacts and mitigation measures associated with the Project. The City Council finds that the MND was prepared in compliance with CEQA, and that the City complied with CEQA's procedural and substantive requirements.

Section 2. Independent Judgment of Lead Agency. The MND for the Project, prepared by the City's environmental consultant, reflects the City's independent judgment and analysis. The City has exercised independent judgment and analysis in accordance with Public Resources Code Section 21082.1(c)(3) in managing as appropriate the environmental consultant, and directing the consultant in the preparation of the MND. The City Council has independently reviewed and analyzed the MND and accompanying technical studies/reports, and finds that the MND reflects the independent judgment and analysis of the City.

Section 3. Adoption of Mitigated Negative Declaration. The City Council finds on the basis of the whole record that there is no substantial evidence that the Project will have a significant effect on the environment, including mitigation measures and any project design features, and hereby adopts the MND for the Project.

Section 4. Adoption of Mitigation Monitoring/Reporting Program. Pursuant to Public Resources Code section 21081.6, the City hereby adopts the Mitigation Monitoring/Reporting Program attached to the MND, and all mitigation measures are included as conditions of approval for the Project.

Section 5. Notice of Determination. The City Council adopt the MND for the Project and the accompanying Mitigation Monitoring and Reporting Program and direct staff to file and post a Notice of Determination in accordance with the State CEQA Guidelines.

Section 6. Custodian of Records. The custodian of documents and other material which constitute the record of proceedings upon which its decision is based is the Development Services Director or designee, and all records are located in the City's Development Services Department.

Section 7. Effective Date. This Resolution shall take effect upon adoption.

ADOPTED, SIGNED AND APPROVED this December 19, 2023.

_____

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 19th day of December, 2023, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Jeanne Donaldson, City Clerk

RESOLUTION NO. 8530

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS APPROVING THE SOCIO-ECONOMIC COST/BENEFIT STUDY FOR THE PIONEER AVENUE RESIDENTIAL PROJECT LOCATED AT THE NORTHEAST CORNER OF INTERSTATE 210 AND PIONEER AVENUE AT 1160 WEST PIONEER AVENUE (APN: 0167-061-01-0000 and 0167-061-03-0000).

WHEREAS, MLC Holdings, LLC, has filed applications for General Plan Amendment No. 145, Specific Plan No. 40 Amendment No. 49 (East Valley Corridor Specific Plan), Specific Plan No. 64 Amendment No. 1 (Bergamot Specific Plan), Tentative Tract Map No. 20528 and Commission Review and Approval No. 945 for a 117-lot single family residential development located at the northeast corner of Interstate 210, and West Pioneer Avenue at 1160 West Pioneer Avenue (APNs: 0167-061-01-0000 and 0167-061-03-0000) (the "Project"); and

WHEREAS on November 3, 2023, notice of the Planning Commission's public hearing for the Project Entitlements was published in the Redlands Daily Facts and notices were mailed to property owners within a 300 foot radius; and

WHEREAS, on November 14, 2023, the Planning Commission held a public hearing and considered the staff report, oral report, the testimony, and the written evidence submitted by and on behalf of the applicant and by members of the public; and

WHEREAS, on November 14, 2023, the Planning Commission recommended to the City Council that the Socio-Economic Cost/Benefit Study be adopted; and

WHEREAS, a copy of the Socio-Economic Cost/Benefit Study and related materials for the Project that were reviewed by the City's Planning Commission in making its recommendation have been forwarded to the City Council; and

WHEREAS, notice of the City Council's public hearing for the proposed Project, including the Socio- Economic Cost/Benefit Study, was published in the Redlands Daily Facts by the City Clerk; and

WHEREAS, the City Council held a duly noticed public hearing on December 19, 2023, at which interested persons had the opportunity to provide verbal and written testimony on the Project and Socio-Economic Cost/Benefit Study;

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

Section 1. The City Council of the City of Redlands herby approved the Socio-Economic Cost/Benefit Study for the Project 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, because the mitigation measures for environmental impacts, described in the study, have been added to the project as Conditions of Approval.

The Project provides improvements to enhance the surrounding community through the provision of significant areas of public open space, trail connections to the Santa Ana River Trail, residences with architectural enhancement along all public rights-of-way, decorative fencing and a masonry perimeter wall, and the planting of new trees on the Project site.

The Project developer will make improvements to facilitate implementation of the Project, including the construction of adjacent roadways and roadway improvements the project frontage. The Project would provide connections to existing City infrastructure. Utilities, less than 66KV, will be placed underground. The Project developer is required to fund its 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, annually, the Project will generate "new net" revenues of approximately $189,331 and approximately $82,854 in cost and have a positive balance of $106,476 (or ratio +2.29). For every dollar the City spends in providing services to the Project, the City will receive $2.29 in "new net" revenue. The Project would provide for the development of 117 new single family residences. Schools will be enhanced with the payment of school fees. Further, with the additional revenue provided to the City through increased property tax assessment, and the payment of development impact fees, indirect funding will be provided for cultural enhancements, downtown district enhancements, public safety (Police and Fire) enhancements, and traffic enhancements. The project also provides a public open space to be built constructed by the project.

Section 2. Effective Date. This Resolution shall take effect upon adoption.

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, do 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:
NOES:
ABSENT:
ABSTAIN:

_____
Jeanne Donaldson, City Clerk

RESOLUTION NO. 8531

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS APPROVING THE CONVERSION OF AGRICULTURAL LAND TO RESIDENTIAL LAND PURSUANT TO SECTION 4.40s OF THE REDLANDS GENERAL PLAN FOR 14.62 ACRES LOCATED AT THE NORTHEAST CORNER OF INTERSTATE 210 AND PIONEER AVENUE AT 1160 WEST PIONEER AVENUE (APN: 0167-061-01-0000 and 0167-061-03-0000).

WHEREAS, by ballot initiative in 1997, Measure "U" was enacted by the residents of the City to amend the Redlands General Plan and establish comprehensive growth management principles to preserve, enhance and maintain the quality of life in the Redlands community; and

WHEREAS, MLC Holdings, LLC, has filed applications for General Plan Amendment No. 145, Specific Plan No. 40 Amendment No. 49 (East Valley Corridor Specific Plan), Specific Plan No. 64 Amendment No. 1 (Bergamot Specific Plan), Tentative Tract Map No. 20528 and Commission Review and Approval No. 945 for a 117-lot single family residential development located at the northeast corner of Interstate 210, and West Pioneer Avenue at 1160 West Pioneer Avenue (APNs: 0167-061-01-0000 and 0167-061-03-0000) (the "Project"); and

WHEREAS, the Project site currently contained active agricultural production on June 1, 1987, thus making the provisions of Measure "U" applicable to the Project; and

WHEREAS, the Project involves the adoption of a new Specific Plan for a 117-lot single family residential development at a density of 8.1 units per acre, which exceeds the Residential Estate (R-E) density of 3.0 units per acre; and

WHEREAS on November 3, 2023, notice of the Planning Commission's public hearing for the Project and related Project Entitlements was published in the Redlands Daily Facts and notices were mailed to property owners within a 300 foot radius; and

WHEREAS, on November 14, 2023, the Planning Commission held a public hearing and considered the staff report, oral report, the testimony, and the written evidence submitted by and on behalf of the applicant and by members of the public; and

WHEREAS, on November 14, 2023, the Planning Commission recommended approval of the Project to the City Council; and

WHEREAS, notice of the City Council's public hearing for the Amendment was published in the Redlands Daily Facts by the City Clerk; and

WHEREAS, on December 19, 2023, 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; and

WHEREAS, the purpose of the following analysis is to determine whether the increased density permitted by designating the property as Specific Plan No. 64 which would allow approximately 8.1 units per gross acre would be consistent with the mandatory findings required by Measure "U."

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

Section 1. In accordance with Section 4.40s of the Redlands General Plan, the City Council of the City of Redlands hereby approves the re-zoning of lands designated "Urban Reserve" in the Redlands General Plan (as of June 1, 1987) or in active agricultural production (as of November 3, 1986) to permit residential density greater than the Residential Estate (R-E) classification as the same existed as of June 1, 1987, based upon the following findings:

A. There are substantial and overriding economic or social benefits to the City and its residents and taxpayers from the proposed density.

Under the existing zoning designation, the East Valley Corridor Specific Plan (EVCSP) contains goals and policies aimed at preserving agricultural uses within the East Valley Corridor as long as this type of land use remains realistic and financially feasible. As continued agricultural production on the site has been determined to be infeasible in the long term, through the removal of the remaining citrus groves in 2009, the conversion of the site to development would be consistent with the EVCSP's intent.

The additional 117 units would substantially add to the tax revenue accruing to the City that helps fund infrastructure and public services, which is a direct economic benefit to the City. As part of the project, the developer will also pay development impact fees for transportation and other infrastructure, as well as police, fire, and for the library. From a social benefit standpoint, the project will include common open space through pocket parks, and a public open space for gathering, recreation and socialization of residents of the whole City of Redlands, filling a recognized public need.

In addition, the construction of new homes on small lots provides a variety of housing types and affordability levels in the City of Redlands, which is consistent with the policies contained within the City's current 2035 General Plan and will contribute an additional 117 new housing units that will help the City meet its overall housing goals.

B. The proposed density increase will not cause adverse environmental impacts, either individually or cumulatively, directly or indirectly.

The project has been analyzed through the drafting of an Initial Study/Mitigated Negative Declaration, with thirteen mitigation measures that have been incorporated as Conditions of Approval, referencing technical studies prepared for the project, to ensure the project will not have a significant impact on the environment, either individually or cumulatively, directly, or indirectly.

C. The proposed density increase will not convert viable agricultural land to nonagricultural uses.

The proposed density increase would not convert viable agricultural land to non-agricultural uses. The area surrounding the project site is becoming urbanized, with development to the north and south and the existing Citrus Valley High School to the east. Aerial photograph indicates that the agricultural uses, which once utilized this area of the City, have been removed over time as citrus groves have become less economically viable. The IS/MND, discusses Agriculture and Forestry Resources, and how the loss of farmland at the site was evaluated in the 2035 General Plan Environmental Impact Report (EIR) in the larger context of the General Plan. This specific site is one of many locations identified in the General Plan EIR as having prime farmland that has a land use designation that would convert the property to non-agricultural use. The City adopted findings and a Statement of Overriding Considerations for the General Plan EIR. In addition, the conversion of this agricultural site was anticipated by the Environmental Impact Report (EIR) prepared for the EVCSP, which evaluated the impacts to Agriculture and adopted a Statement of Overriding Consideration, as well. Therefore, the increase in density from 3.0 units per acre to 8.1 units per acre will not convert viable agricultural lands to non-agricultural uses.

D. The proposed density will not have a growth-inducing effect on other property.

The property is surrounded by urban development with a freeway and commercial development to the west, high school to the east, residential to the north and southeast, as well as commercially designated property to the south and west. The development of this property as well as those of the adjacent properties with residential land use designations was anticipated when Citrus High School was proposed in 2004 and in the City's most recent General Plan update. While the adjacent parcels may develop in the future, the proposed project's density is consistent with its proposed land use designation of Medium Density Residential and the development of this property on its own would not be considered to contribute to growth-inducing effects on adjacent properties. As such, the density increase is not expected to have any growth-inducing effect on other property, as there are no residentially designated properties adjacent to the project site that have not already been developed.

E. The resulting use will be compatible with uses on adjacent land.

The project has been designed to be compatible with the current residential development in the Bergamot Specific Plan area to the north, adjacent vacant parcels as well as the Citrus Valley High school located to the south. The development of Citrus Valley High School within a commercially zoned area changed the context of the area, and residential uses adjacent to the high school would be a compatible use. The project incorporates pedestrian facilities to accommodate safe routes to the nearby high school, sidewalks and an extension of the Santa Ana River Trail on the west side of the property.

F. The proposed density or height increase will not require substantial expansion of public infrastructure, facilities or services.

The project would connect and enhance the existing infrastructure in the area and would not require substantial infrastructure improvements to water and sewer service to accommodate project demands. Sewer service and water service will be extended to the project from Texas Street with the development to the north and located adjacent to the project site. The existing water treatment facilities within the City, are capable of serving the proposed project and not substantial expansion would be required. The developer would be required to pay the appropriate development impact fees for transportation and infrastructure improvements as well as school fees, and development impact fees for public safety, parks and open spaces and the library. These developer impact fees represent the new development's fair share of planned facilities and are not intended to address any needed facilities required to serve existing development. Therefore, the additional residential density would not require substantial expansion of public infrastructure, facilities or services.

Section 2. In accordance with Measure "U," this resolution has been adopted by a 4/5ths vote of the membership of the City Council.

Section 3. This Resolution shall become effective upon adoption.

ADOPTED, SIGNED AND APPROVED this 19th day of December, 2023.

_____

ATTEST: Eddie Tejeda, Mayor

_____

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 19th day of December, 2023, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____

Jeanne Donaldson, City Clerk

RESOLUTION NO. 8532

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS ADOPTING AMENDMENT NO. 145 TO THE REDLANDS GENERAL PLAN TO CHANGE THE LAND USE DESIGNATION FROM 'COMMERCIAL/INDUSTRIAL' TO 'MEDIUM DENSITY RESIDENTIAL' FOR TWO PARCELS TOTALING 14.62 ACRES LOCATED AT 1160 WEST PIONEER AVENUE (APNS: 0167-061-01-0000 and 0167-061-03-0000).

WHEREAS, MLC Holdings, LLC, has filed applications for General Plan Amendment No. 145, Specific Plan No. 40 Amendment No. 49 (East Valley Corridor Specific Plan), Specific Plan No. 64 Amendment No. 1 (Bergamot Specific Plan), Tentative Tract Map No. 20528 and Commission Review and Approval No. 945 for a 117-lot single family residential development located at the northeast corner of Interstate 210, and West Pioneer Avenue at 1160 West Pioneer Avenue (APNs: 0167-061-01-0000 and 0167-061-03-0000) (the "Project"); and

WHEREAS, on November 3, 2023, notice of the Planning Commission's public hearing for the Project was published in the Redlands Daily Facts; and

WHEREAS, on November 14, 2023, the Planning Commission held a noticed public hearing at which interested persons had an opportunity to testify in support of, or in opposition to, the Project, and at which the Planning Commission considered the Project; and

WHEREAS, on November 14, 2023, the Planning Commission recommended to the City Council that General Plan Amendment No. 145 be approved; and

WHEREAS on or about December 8, 2023, notice of the City Council's public hearing for the Amendment was published in the Redlands Daily Facts by the City Clerk; and

WHEREAS, on December 19, 2023, 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; and

WHEREAS, following the public hearing on the Amendment, the City Council determined that adoption of the Amendment is in the best interests of the public health, safety and general welfare;

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

SECTION 1. APPROVAL. General Plan Amendment No. 145 is hereby approved to change the General Plan land use designation of two parcels, totaling approximately 14.62 acres,

from ‘Commercial/Industrial’ to ‘Medium Density Residential’ located at 1160 West Pioneer Avenue (APNs: 0167-061-01-0000 and 0167-061-03-0000) as more particularly shown on the map attached hereto as Exhibit “A.”

SECTION 2. EFFECTIVE DATE. This Resolution shall become effective upon adoption.

ADOPTED, SIGNED AND APPROVED this 19th day of December, 2023.

_____
Eddie Tejeda, Mayor

ATTEST:

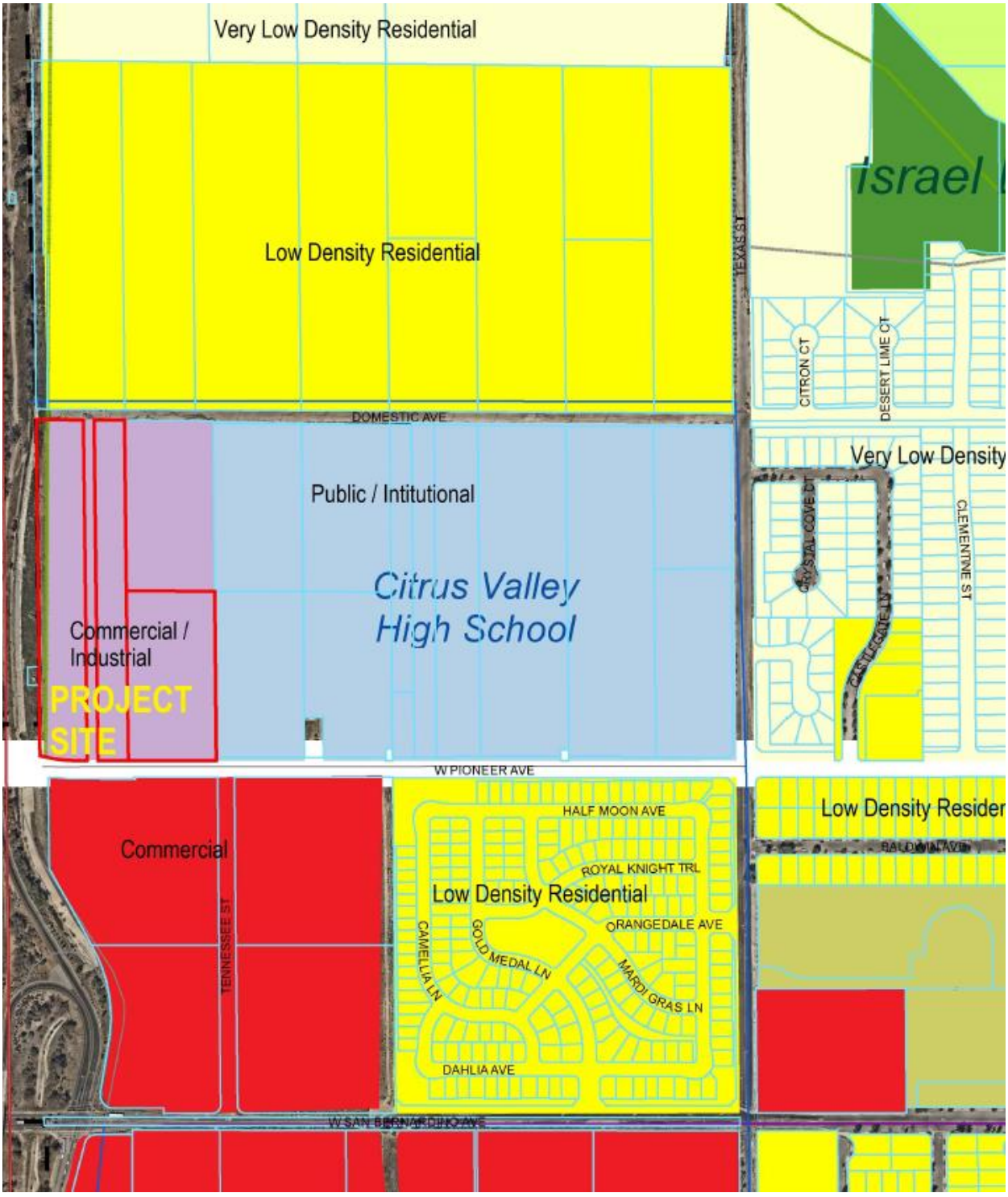
_____
Jeanne Donaldson, City Clerk

I, Jeanne Donaldson, City Clerk of the City of Redlands, do 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:
NOES:
ABSENT:
ABSTAIN:

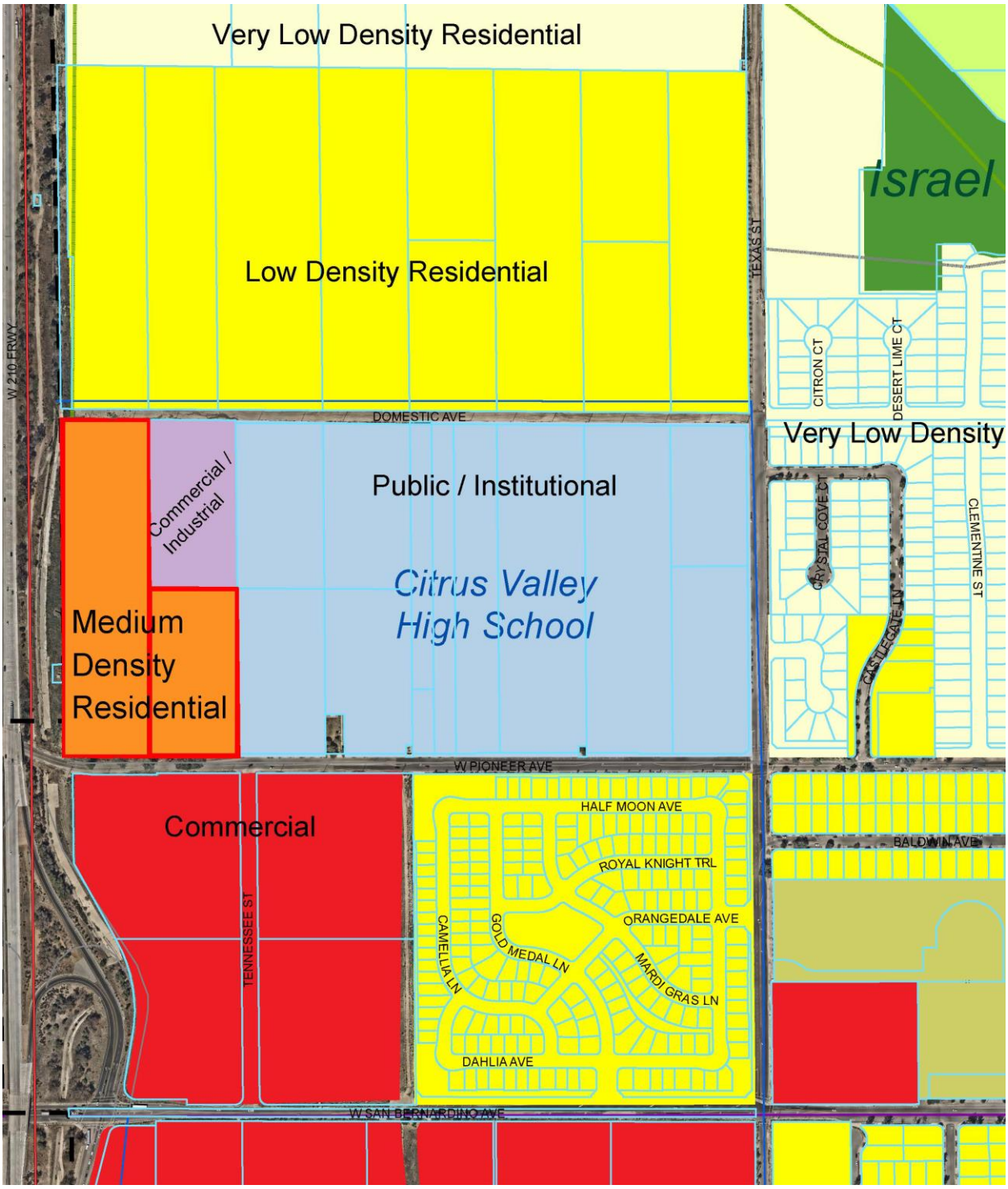
_____
Jeanne Donaldson, City Clerk

Attachment A-1
Existing General Plan Land Use Designation



Attachment A-2

Proposed General Plan Land Use Designation (Amendment)



RESOLUTION NO. 8533

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS APPROVING SPECIFIC PLAN AMENDMENT NO. 49 TO THE EAST VALLEY CORRIDOR SPECIFIC PLAN (SPECIFIC PLAN NO. 40), TO AMEND THE LAND USE MAP TO REMOVE TWO PARCELS CONTAINING APPROXIMATELY 14.62 ACRES FROM THE EAST VALLEY CORRIDOR SPECIFIC PLAN, RESCINDING THE ZONING DESIGNATION OF SCIENCE RESEARCH PARK (EV/SRP) LOCATED AT THE NORTHEAST CORNER OF INTERSTATE 210 AND PIONEER AVENUE AT 1160 WEST PIONEER AVENUE (APN: 0167-061-01-0000 and 0167-061-03-0000).

WHEREAS, MLC Holdings, LLC, has filed applications for General Plan Amendment No. 145, Specific Plan No. 40 Amendment No. 49 (East Valley Corridor Specific Plan), Specific Plan No. 64 Amendment No. 1 (Bergamot Specific Plan), Tentative Tract Map No. 20528 and Commission Review and Approval No. 945 for a 117-lot single family residential development located at the northeast corner of Interstate 210, and West Pioneer Avenue at 1160 West Pioneer Avenue (APNs: 0167-061-01-0000 and 0167-061-03-0000) (the "Project"); and

WHEREAS on November 3, 2023, notice of the Planning Commission's public hearing for the Project and related Project Entitlements was published in the Redlands Daily Facts and notices were mailed to property owners within a 300-foot radius; and

WHEREAS, at the public hearing on November 14, 2023, the Planning Commission determined that the Specific Plan Amendment would be in conformity with the 2035 General Plan, and adopted Resolution No. 1640 recommending approval for Amendment No. 49 to the East Valley Corridor Specific Plan (Specific Plan No. 40); and

WHEREAS, notice of the City Council's public hearing for Specific Plan Amendment No. 49 was published in the Redlands Daily Facts by the City Clerk; and

WHEREAS, on December 19, 2023, 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. General Plan Conformity. The proposed Specific Plan Amendment to remove the Project site (the proposed Bergamot Specific Plan Amendment) from the boundaries of the East Valley Corridor Specific Plan will conform with the Redlands General Plan.

Section 2. Approval of Specific Plan Amendment No. 49 to the East Valley Corridor Specific Plan. Specific Plan Amendment No. 49 to the East Valley Corridor Specific Plan (Specific Plan No. 40) is hereby approved. Specific Plan Amendment No. 49 shall amend the EVCSP land use map and city's Zoning Map to remove following two parcels (APNs: 0167-061-01-0000 and 0167-061-03-0000) from the East Valley Corridor Specific Plan boundary, rescinding the zoning designation of "Science Research Park District (EV/SRP)" as more particularly shown in "Exhibit "A" attached hereto.

Section 3. Effective Date. This Resolution shall become effective upon adoption.

ADOPTED, SIGNED AND APPROVED this 19th day of December, 2023.

_____

Eddie Tejeda, Mayor

ATTEST:

_____

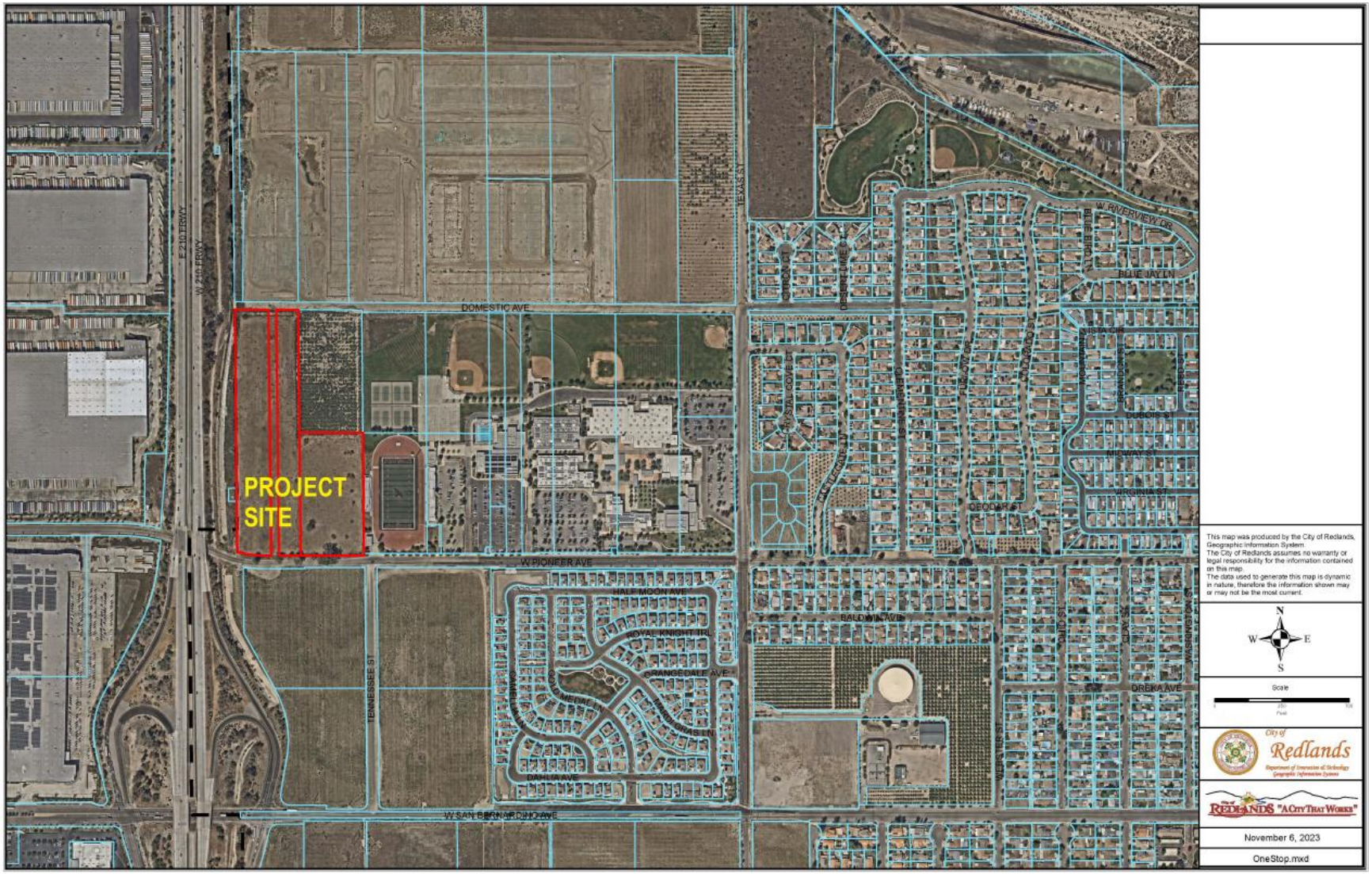
Jeanne Donaldson, City Clerk

I, Jeanne Donaldson, City Clerk of the City of Redlands, do 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:
NOES:
ABSENT:
ABSTAIN:

_____
Jeanne Donaldson, City Clerk

Exhibit "A"



I:\cmo\Resolutions\8533 Approval of Specific Plan No. 40 Amendment No. 49 EVCSP.docx-ms

RESOLUTION NO. 8534

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS APPROVING SPECIFIC PLAN AMENDMENT NO. 1 TO THE BERGAMOT SPECIFIC PLAN (SPECIFIC PLAN NO. 64), TO ADD APPROXIMATELY 14.62 ACRES LOCATED AT THE NORTHEAST CORNER OF INTERSTATE 210 AND PIONEER AVENUE AT 1160 WEST PIONEER AVENUE (APN: 0167-061-01-0000 & 0167-061-03-0000) TO THE BERGAMOT SPECIFIC PLAN, DESIGNATE THE NEW RESIDENTIAL AREA AS NEIGHBORHOOD 4 (N-4) AND ESTABLISH DEVELOPMENT STANDARDS FOR NEIGHBORHOOD 4 (N-4).

WHEREAS, MLC Holdings, LLC, has filed applications for General Plan Amendment No. 145, Specific Plan No. 40 Amendment No. 49 (East Valley Corridor Specific Plan), Specific Plan No. 64 Amendment No. 1 (Bergamot Specific Plan), Tentative Tract Map No. 20528 and Commission Review and Approval No. 945 for a 117-lot single family residential development located at the northeast corner of Interstate 210, and West Pioneer Avenue at 1160 West Pioneer Avenue (APNs: 0167-061-01-0000 and 0167-061-03-0000) (the "Project"); and

WHEREAS on November 3, 2023, notice of the Planning Commission's public hearing for the Project and related Project Entitlements was published in the Redlands Daily Facts and notices were mailed to property owners within a 300-foot radius; and

WHEREAS, at the public hearing on November 14, 2023, the Planning Commission determined that the Specific Plan Amendment would be in conformity with the 2035 General Plan, and adopted Resolution No. 1641 recommending approval for Amendment No. 1 to the Bergamot Specific Plan (Specific Plan No. 64); and

WHEREAS, notice of the City Council's public hearing for Specific Plan Amendment No. 1 was published in the Redlands Daily Facts by the City Clerk; and

WHEREAS, on December 19, 2023, 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. General Plan Conformity. The proposed Specific Plan Amendment to add the Project site (the proposed Bergamot Specific Plan Amendment) to the boundaries of the Bergamot Specific Plan area will conform with the Redlands General Plan.

Section 2. Approval of Specific Plan Amendment No. 1 to the Bergamot Specific Plan. Specific Plan Amendment No. 1 to the Bergamot Specific Plan (Specific Plan No. 64) is hereby approved. Specific Plan Amendment No. 1 shall amend the Bergamot Specific Plan land use map and city's Zoning Map to add the following two parcels (APNs: 0167-061-01-0000 and 0167-061-03-0000) to the Bergamot Specific Plan boundary, designate the area as "Neighborhood 4" (N-4), and establish development standards for Neighborhood 4 (N-4), as more particular detailed within the document attached hereto as Exhibit "A".

Section 3. Effective Date. This Resolution shall become effective upon adoption.

ADOPTED, SIGNED AND APPROVED this 19th day of December, 2023.

_____

Eddie Tejeda, Mayor

ATTEST:

_____

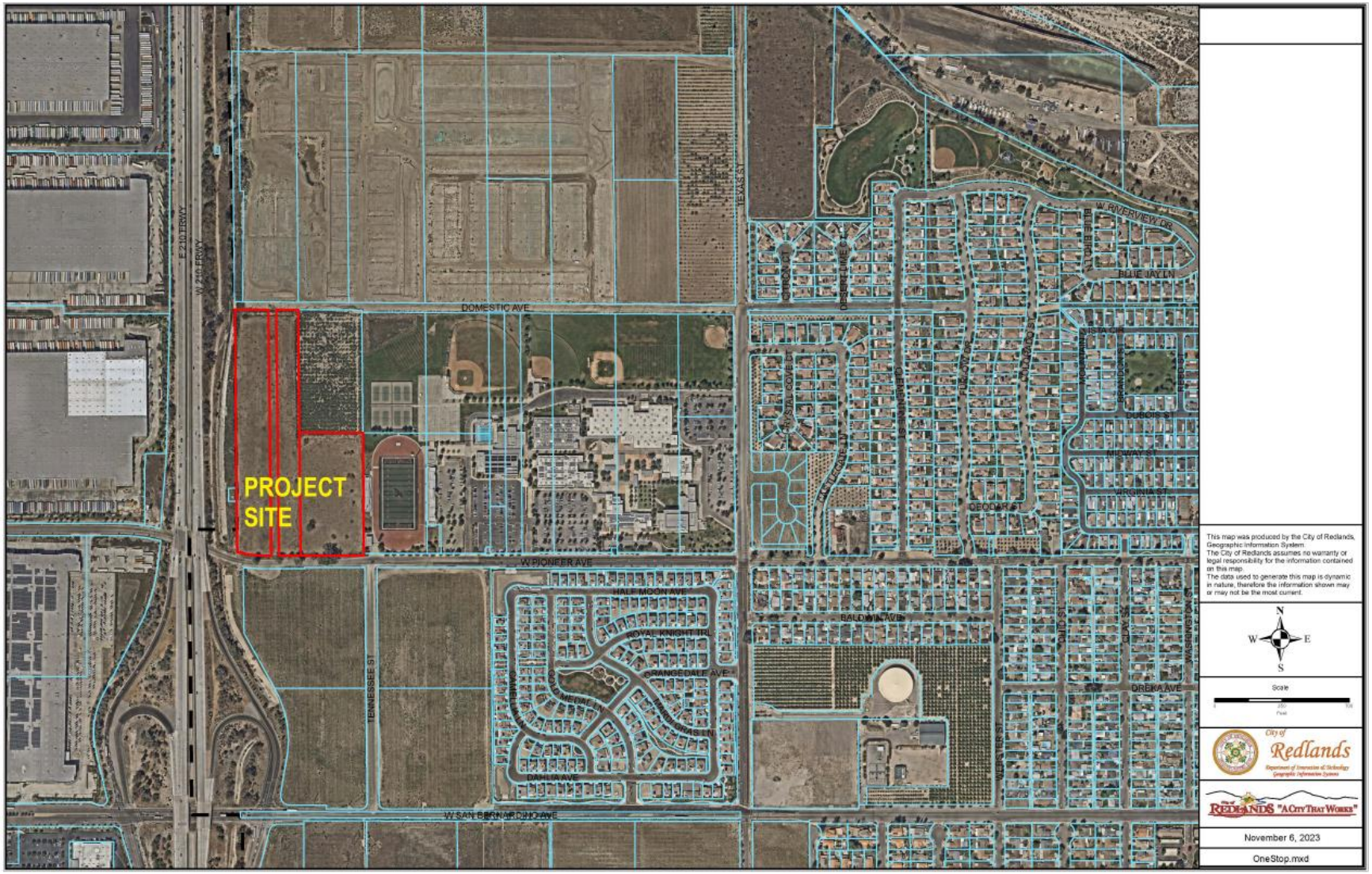
Jeanne Donaldson, City Clerk

I, Jeanne Donaldson, City Clerk of the City of Redlands, do 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:
NOES:
ABSENT:
ABSTAIN:

_____
Jeanne Donaldson, City Clerk

Exhibit "A"



I:\cmo\Resolutions\8534 Approval of the Amendment to the Bergamot Specific Plan (Specific Plan No. 64).docx-ms

RESOLUTION NO. 8535

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS APPROVING TENTATIVE TRACT MAP NO. 20528 FOR THE SUBDIVISION OF 14.62 ACRES INTO 117 SINGLE FAMILY RESIDENTIAL LOTS FOR DETACHED SINGLE-FAMILY DWELLING UNITS, 26 LETTERED LOTS FOR PRIVATE ALLEYS AND DRIVE AISLES, NINE LETTERED LOTS FOR ON-SITE LANDSCAPING, PUBLIC OPEN SPACE, AND PRIVATE ON-SITE OPEN SPACE, FOR THE CONSTRUCTION OF 117 MOTOR COURT HOMES AND RELATED SITE IMPROVEMENTS. THE PROJECT SITE IS LOCATED AT THE NORTHEAST CORNER OF INTERSTATE 210 AND PIONEER AVENUE AT 1160 WEST PIONEER AVENUE (APN: 0167-061-01-0000 AND 0167-061-03-0000).

WHEREAS, MLC Holdings, LLC, has filed applications for General Plan Amendment No. 145, Specific Plan No. 40 Amendment No. 49 (East Valley Corridor Specific Plan), Specific Plan No. 64 Amendment No. 1 (Bergamot Specific Plan), Tentative Tract Map No. 20528 and Commission Review & Approval No. 945 for a 117-lot single family residential development located at the northeast corner of Interstate 210, and West Pioneer Avenue at 1160 West Pioneer Avenue (APNs: 0167-061-01-0000 and 0167-061-03-0000) (the "Project"); and

WHEREAS, the City Council has the authority per Chapter 17.07 of the Redlands Municipal Code to take action on Tentative Tract No. 20528 to subdivide approximately 14.62 acres into 117 single family residential lots with 26 lettered lots for private alleys and drive aisles, nine lettered lots and the construction of 117 single-family motor court homes; and

WHEREAS on November 3, 2023, notice of the Planning Commission's public hearing for the Project and related Project Entitlements was published in the Redlands Daily Facts and notices were mailed to property owners within a 300 foot radius; and

WHEREAS, on November 14, 2023, the Planning Commission held a public hearing and considered the staff report, oral report, the testimony, and the written evidence submitted by and on behalf of the applicant and by members of the public; and

WHEREAS, on November 14, 2023, the Planning Commission recommended to the City Council that Tentative Tract Map No. 20528 and Commission Review and Approval No. 945 be approved; and

WHEREAS, notice of the City Council's public hearing for Tentative Tract Map No. 20528 and Commission Review & Approval No. 945 was published in the Redlands Daily Facts by the City Clerk; and

WHEREAS, on December 19, 2023, 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. The City Council of the City of Redlands hereby approves Tentative Tract Map No. 20528 and related Inclusionary Housing Plan subject to the Conditions of Approval attached hereto as Exhibits "A," "B," and "C," and based upon the following findings:

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 General Plan. The project's proposed Medium Density Residential land use designation allows for 8-15 units per acre and the project has been designed at 8.1 units per acre. The tentative tract map is also consistent with the policies contained within the General Plan, which encourages small-lot subdivisions. The proposed map will be consistent with the Bergamot Specific Plan (Specific Plan No. 64), as a Specific Plan Amendment is being processed concurrently, and the Specific Plan's design guidelines and development standards will support development of the project. The proposed map will also be consistent with the provisions of the Redlands Municipal Code.

2) *The site is physically suitable for the proposed type of development.*

The project site is physically suitable for the type of development. The site has a relatively flat grade with a very gradual 2 percent fall towards the northwest over distance, and is large enough at 14.62 acres to be subdivided into 117 residential lots, 26 lettered lots for private alleys and drive aisles, nine lettered lots for on-site landscaping, public open space, private on-site open space and the construction of the necessary on-site circulation. On-site and off-site improvements proposed as part of the project's design will ensure the property is compatible with adjacent developments and mitigate potential impacts to traffic and other environmental factors to a less than significant level.

3) *The site is physically suitable for the density of the development.*

The maximum density allowed within the Medium Density Residential Land Use Designation is fifteen (15) units per acre. The project is designed at 8.1 units per acre. The project site is relatively flat in topography, and does not include the creation of residential lots on land with slopes exceeding 15%. As such, the site is physically suitable for the density of development proposed.

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. Based on the Initial Study that has been prepared for the project, there are no environmental factors that cannot be mitigated to a level of less than significant. The Initial Study/Mitigated Negative Declaration lists mitigation measures for Biological Resources, regarding pre-construction surveys for sensitive species. As such, the project is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

5) *The design of the subdivision or type of improvements is not likely to cause serious public health problems.*

The design of the subdivision and the type of improvements are not likely to cause any serious public health problems. An Air Quality Analysis and a Health Risk Assessment was prepared for project and the project will be required to comply with all local, state, and federal laws addressing air quality impacts. The memorandum found that the project would cause a less than significant impact to air quality and health risks. The nature of the residential use does not involve any substantial amounts of hazardous materials, and would not cause serious public health problems.

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 project will improve access in the immediate vicinity by installing public improvements such as sidewalks along Domestic Avenue and Pioneer Avenue. Additionally, public streets and pedestrian access will be provided throughout the project site. The design of the subdivision will not conflict with any easements on or through the proposed subdivision.

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 2. The City Council of the City of Redlands hereby approves Commission Review & Approval No. 945 and related Inclusionary Housing Plan for the Project subject to the Conditions of Approval attached hereto as Exhibits "A," "B," and "C," and based upon the following findings:

1) *The site for the intended use is adequate in size and shape to accommodate the use, and all of the required yards, setbacks, walls or fences, landscaping and other features will adjust the use to those existing or permitted future uses of land in the neighborhood;*

The site is adequate in size and shape to accommodate the proposed use. The subject property will be developed with 117 residential lots, public and private open space and will provide the necessary on-site improvements including parking, landscaping, lighting, and utility connections. The project site complies with the applicable development standards as proposed by the Bergamot Specific Plan Amendment including requirements for setbacks, lot coverage and design. The proposed use will also be compatible with the surrounding uses such as the existing Bergamot Specific Plan and Citrus Valley High School located adjacent to the project site and will be consistent with the anticipated future residential development on parcels with residential land use designations in the immediate vicinity.

2) *The site for the proposed use relates to streets and highways which are properly designed and improved to carry the type and quantity of traffic generated or to be generated by the proposed use.*

The site is designed to carry the type and quantity of traffic generated by the proposed use. The site will provide new improved access from Domestic Avenue and Pioneer Avenue. These improvements are designed to carry the volume of residential traffic anticipated to be generated by the project and implement the project's portion of the roadways designated for the area by the General Plan as well as additional roadway necessary to facilitate required access.

3) *The conditions set forth in the approval and those shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare.*

The conditions of approval for the project will protect the public health, safety and general welfare. The project has been conditioned to comply with the provisions of the Redlands Municipal Code.

SECTION 3. EFFECTIVE DATE. This Resolution shall become effective upon adoption.

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, do 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:
NOES:
ABSENT:
ABSTAIN:

_____
Jeanne Donaldson, City Clerk

EXHIBIT A

DEVELOPMENT SERVICES DEPARTMENT
CONDITIONS OF APPROVAL

1. This approval is for Tentative Tract Map No. 20528 and Commission Review and Approval No. 945 to subdivide 14.62 acres into 117 single family residential lots with 26 lettered lots for private alleys and drive aisles, nine lettered lots and the construction of 117 single-family motor court homes, located at the northeast corner of Interstate 210, and West Pioneer Avenue at 1160 West Pioneer Avenue from the boundaries of the Specific Plan (APNS: 0167-061-01-0000 and 0167-061-03-0000).

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

3. 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 tentative map, the tentative map shall be automatically extended in accordance with the Subdivision Map Act.

4. The issuance of any permits shall comply with all applicable provisions of the Redlands Municipal Code and Specific Plan No. 64.

5. All plans submitted to the City shall reflect the City Council approval and any other changes required by the City Council, Planning Commission and/or staff. This condition applies to the site plan, landscape plans, building elevations and materials, and all other illustrations, text, or plans submitted to the City in connection with this project.

6. No final inspection or Certificate of Occupancy shall be granted until all conditions of approval have been satisfied.

7. The applicant shall record the subdivision by a final tract map. No building permits shall be issued until a final tract map has been recorded.

8. The final map shall substantially conform to the tentative map as approved by the City Council.

9. 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.

10. 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.

11. 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.

12. 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.

13. Common open space and recreational areas shall utilize durable materials and related protection devices to protect the area from vandalism by individuals or the use of skateboards.

14. A Home Owner's Association shall be established for the tract for maintenance of lettered lots and their related improvements.

15. Any slopes greater in height than three feet (3') shall be provided with irrigation systems and planted with groundcover, shrubs, and trees to prevent erosion, as approved by the Development Services Department and Municipal Utilities & Engineering Department.

16. All utilities on-site shall be placed underground, including utility vaults. Prior to approval of the final map the applicant shall bond for undergrounding of utilities, and submit plans

to be approved by the Development Services Director that detail undergrounding of all utilities found on-site. Bonds shall be calculated and included in any bonds required by the City of Redlands Municipal Utilities and Engineering Department.

17. A Minor Exception Permit shall be required for any wall or fence heights in excess six feet, and of wall or fence heights listed in Specific Plan No. 64.

18. In order to provide safe and efficient automated solid waste collection services the containers will need to be placed on the public streets A and B (curbside). Containers shall be placed in the street at the curb. Containers shall not be placed within three feet (3') from any obstacle, such as a parked vehicle, fence, lamp post, mailbox and at least one foot (1') from any other container. No trash services to be performed in an alley or access road.

19. No parking shall be permitted between the hours of 6am to 2:30pm on the day of collection services.

20. Prior to issuance of building permits for the project, the applicant and/or developer shall provide payment of In -lieu Fees in accordance with the approved Inclusionary Housing Plan provided with the application.

21. The applicant shall establish a Home Owners Association (HOA) for the care and maintenance of all property improvements held in common ownership of the subdivision. The HOA shall be formed for the property, and Conditions, Covenants and Restrictions (CC&R's) shall be prepared, submitted for review and approval by the City Attorney, **prior to approval of the Final Map**. The HOA and the CC&R's shall cover the care and maintenance of all property and improvements held in common ownership of the subdivision.

22. Prior to Final Tract Map clearance, the applicant shall submit one (1) copy of each of the final Articles of Incorporation, Bylaws of the Homeowners' Association, and Declaration of Covenants, Conditions, and Restrictions (CC&Rs) to the Planning Division for review and approval. After recordation of the final CC&Rs, two (2) copies of said recorded CC&Rs shall be submitted to the Planning Division.

23. Conditions, Covenants and Restrictions ("CC&Rs") shall be prepared by the applicant and approved by the City for the project. The CC&Rs shall contain the following:

    a. A provision which reads substantially as follows: "The City shall have the right to review and approve any proposed amendment or termination of [the CC&Rs] when such termination or amendment would alter, amend, terminate or otherwise impair the rights of the City under those provisions of [the CC&Rs] which satisfy the conditions of approval imposed by the City for the project. All proposed amendments shall be submitted to the City's Development Services Director and shall be approved in writing by the City Attorney as a precondition of and prior to

the recordation of such amendment."

b. A provision which reads substantially as follows: "[The CC&Rs] shall be covenants running with the land, and shall, in any event, and without regard to technical classification or designation, legal or otherwise, be, to the fullest extent permitted by law and equity, binding for the benefit and the favor of, and enforceable by the City of Redlands. Although the City of Redlands shall be a beneficiary of [the CC&Rs], and shall have a right to enforce [them], the City of Redlands shall not be obligated hereunder to exercise such rights of enforcement."

c. CC&Rs shall detail the ownership and maintenance requirements for Lots A through I, stating that the required open space areas for the project shall be owned and maintained by the Home Owners Association for the project in perpetuity.

d. The Conditional, Covenants, and Restrictions ("CC&R's") shall specify that individual trash service shall not occur upon an alley or private streets. Trash receptacles must be placed curbside upon the nearest local street. Further containers shall not be placed within three feet (3') of any obstacle, such as a parked vehicle, fence, lamp post, mailbox and at least one foot (1') from adjacent containers.

Mitigation Measures

24. Biological Resources Mitigation Measure 1 (BIO-1):

Pre-Construction Survey for Nesting Birds. Ground-disturbing activities shall be conducted during the non-breeding season for birds (approximately September 1 through January 31) to avoid violations of the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code § § 3503, 3503.5 and 3513.

If grading or construction activities are scheduled to occur during the bird breeding season (February 1 through August 31), a pre-construction survey for nesting birds shall be conducted by a qualified Designated Biologist who is experienced in the identification of avian species and conduction nesting bird surveys using appropriate survey methodology. The nest survey shall include the project site and any adjacent areas (i.e., construction site entrances and/or staging areas) where the project activities have the potential to cause nest failure. The pre-construction survey shall be conducted no more than three days prior to the start of ground-disturbing activities within the bird breeding season at the appropriate time of day/night, and during appropriate weather conditions. If no nesting birds are observed during the survey, site preparation and construction activities may begin. If nesting birds are found to be present, avoidance or minimization measures shall be undertaken to avoid potential project-related impacts. If a nest is suspected, but not confirmed, the Designated Biologist shall establish a disturbance-free buffer until additional surveys can be completed, or until the location can be inferred based on observations confirm that a nest does not exist or is inactive. If a nest is observed, but

thought to be inactive, the Designated Biologist shall monitor the nest for one hour (four hours for raptors during the non-breeding season) prior to approaching the nest to determine status. The Designated Biologist shall use their best professional judgement regarding the monitoring period and whether approaching the nest is appropriate.

If an active avian nest is confirmed, the Designated Biologist shall immediately establish a conservative avoidance buffer surrounding the nest based on their best professional judgement and experience. The Designated Biologist shall monitor the nest at the onset of project activities, and at the onset of any changes in such project activities (e.g., increase in number or type of equipment, change in equipment usage, etc.) to determine the efficacy of the buffer. If the Designated Biologist determines that such project activities may be causing an adverse reaction, the Designated Biologist shall adjust the buffer accordingly or implement alternative avoidance and minimization measures, such as redirecting or rescheduling construction or erecting sound barriers. All work within these buffers will be halted until the nesting effort is finished (i.e., the juveniles are surviving independent from the nest). The on-site qualified biologist will review and verify compliance with these nesting avoidance buffers and will verify the nesting effort has finished. Work can resume within these avoidance areas when no other active nests are found. Upon completion of the survey and nesting bird monitoring, a report shall be prepared and submitted to the City for mitigation monitoring compliance record keeping.

25. Biological Resources Mitigation Measure 2 (BIO-2):

Pre-Construction Surveys for Burrowing Owl. The project applicant shall retain a qualified Biologist to perform a pre-construction burrowing owl survey to determine whether burrowing owls are present within 30 days prior to construction activities, according to the California Department of Fish and Wildlife (CDFW) 2012 guidelines. If construction is delayed or suspended for more than 30 days after the survey, the area shall be resurveyed. Survey for occupied burrows shall be completed within all construction areas and within 300 feet from the proposed project impact area (where possible and appropriate based on locations of barren or ruderal habitats).

If burrowing owls are detected during the pre-construction survey, the City shall consult with the CDFW and United States Fish and Wildlife Service (USFWS) to develop and implement a Burrowing Owl Mitigation Plan that includes mitigation measures outlined in CDFW (2012) guidelines and a Worker Environmental Awareness Program (WEAP).

26. Biological Resources Mitigation Measure 3 (BIO-3):

Pre-Construction Surveys for Special-Status Reptiles. Prior to the issuance of a grading permit, the project applicant shall provide evidence that a qualified designated biologist has been retained to perform a pre-construction survey of the entire project impact area, including any staging/laydown areas, for Southern California legless lizard and San Diegan tiger whiptail.

- If special-status reptiles are observed during construction activities, all work within 50 feet of the animal(s) will be stopped. At no time shall work occur within 50 feet of the animal without the Biological Monitor present. Any special-status wildlife species detected within the project impact area, including any staging/laydown areas, shall be allowed to move away on their own and shall not be captured or handled without authorization from the California Department of Fish and Wildlife (CDFW) or United States Fish and Wildlife Service (USFWS).

- Avoidance of Entrapment: To prevent inadvertent entrapment of special-status reptiles during construction, all excavated, steep-walled holes or trenches may need to be covered at the close of each working day with plywood or other suitable material or provided with one or more escape ramps constructed of earth fill or wooden planks. The project applicant shall retain a qualified biologist to regularly inspect open trenches during the construction phase.

- Environmentally Sensitive Area Fencing: Areas that support sensitive habitats or reptile species shall be temporarily fenced to protect them from construction activities and traffic. The project applicant may need to retain a qualified designated biologist to monitor Environmentally Sensitive Areas during the construction phase.

- Worker Environmental Awareness Program: A Worker Environmental Awareness Program (WEAP) training shall be implemented by a qualified designated biologist to educate construction workers about the presence of special-status plant and reptile species on and near the project site and shall be administered to construction personnel prior to the initiation of ground-disturbing or vegetation/habitat altering activities.

27. Cultural Resources Mitigation Measure 1 (CUL-1):

Native American Treatment Agreement. Prior to the issuance of grading permits, the applicant shall enter into a Tribal Monitoring Agreement with the Consulting Tribe[s] for the project. The Tribal Monitor shall be on-site during all ground-disturbing activities (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all utility and irrigation lines, and landscaping phases of any kind). The Tribal Monitor shall have the authority to temporarily divert, redirect, or halt the ground-disturbing activities to allow identification, evaluation, and potential recovery of cultural resources.

28. Cultural Resources Mitigation Measure 2 (CUL-2):

Retention of Archaeologist. Prior to any ground-disturbing activities (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post

replacement and removal, construction excavation, excavation for all utility and irrigation lines, and landscaping phases of any kind), and prior to the issuance of grading permits, the Applicant shall retain a qualified archaeologist who meets the U.S. Secretary of the Interior Standards (SOI). The archaeologist shall be present during all ground-disturbing activities to identify any known or suspected archaeological and/or cultural resources. The archaeologist will conduct a Cultural Resource Sensitivity Training, in conjunction with the Tribe[s] Tribal Historic Preservation Officer (THPO), and/or designated Tribal Representative. The training session will focus on the archaeological and tribal cultural resources that may be encountered during ground-disturbing activities as well as the procedures to be followed in such an event.

29. Cultural Resources Mitigation Measure 3 (CUL-3):

Cultural Resource Management Plan. Prior to any ground-disturbing activities the project archaeologist shall develop a Cultural Resource Management Plan (CRMP) and/or Archaeological Monitoring and Treatment Plan (AMTP) to address the details, timing, and responsibilities of all archaeological and cultural resource activities that occur on the project site. This Plan shall be written in consultation with the Consulting Tribe[s] and shall include the following: approved Mitigation Measures (MM)/Conditions of Approval (COA), contact information for all pertinent parties, parties' responsibilities, procedures for each MM or COA, and an overview of the project schedule.

30. Cultural Resources Mitigation Measure 4 (CUL-4):

Pre-Grade Meeting. The retained qualified archeologist and Consulting Tribe[s] representative shall attend the pre-grade meeting with the grading contractors to explain and coordinate the requirements of the monitoring plan.

31. Cultural Resources Mitigation Measure 5 (CUL-5):

On-site Monitoring. During all ground-disturbing activities the qualified archaeologist and the Native American monitor shall be on-site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of Tribal Cultural Resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and the soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.

32. Cultural Resources Mitigation Measure 6 (CUL 6):

Inadvertent Discovery of Cultural Resources. In the event that previously unidentified cultural resources are unearthed during construction, the qualified archaeologist and the

Native American monitor shall have the authority to temporarily divert and/or temporarily halt ground disturbance operations in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.

If a potentially significant cultural resource(s) is discovered, work shall stop within a 60-foot perimeter of the discovery and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. All work shall be diverted away from the vicinity of the find, so that the find can be evaluated by the qualified archaeologist and Tribal Monitor[s]. The archaeologist shall notify the Lead Agency and consulting Tribe[s] of said discovery. The qualified archaeologist, in consultation with the Lead Agency, the consulting Tribe[s], and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the treatment and disposition of the Tribal Cultural Resource shall be made by the qualified archaeologist in consultation with the Tribe[s] and the Native American monitor[s] and be submitted to the Lead Agency for review and approval. Below are the possible treatments and dispositions of significant cultural resources in order of CEQA preference:

A. Full avoidance.

B. If avoidance is not feasible, Preservation in place.

C. If Preservation in place is not feasible, all items shall be reburied in an area away from any future impacts and reside in a permanent conservation easement or Deed Restriction.

D. If all other options are proven to be infeasible, data recovery through excavation and then curation in a Curation Facility that meets the Federal Curation Standards (CFR 79.1)

33. Cultural Resources Mitigation Measure 7 (CUL 7):

Inadvertent Discovery of Human Remains. Consulting Tribe[s] request the following specific conditions to be imposed in order to protect Native American human remains and/or cremations. No photographs are to be taken except by the coroner, with written approval by the consulting Tribe[s].

A. Should human remains and/or cremations be encountered on the surface or during any and all ground-disturbing activities (i.e., clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all water supply, electrical, and irrigation lines, and landscaping phases of any kind), work in the immediate vicinity of the discovery shall immediately stop within a 100-foot perimeter of the discovery. The area shall be protected; project personnel/observers will be restricted. The County

Coroner is to be contacted within 24 hours of discovery. The County Coroner has 48 hours to make his/her determination pursuant to State and Safety Code §7050.5. and Public Resources Code (PRC) § 5097.98.

B. In the event that the human remains and/or cremations are identified as Native American, the Coroner shall notify the Native American Heritage Commission within 24 hours of determination pursuant to subdivision (c) of HSC §7050.5.

C. The Native American Heritage Commission shall immediately notify the person or persons it believes to be the Most Likely Descendant (MLD). The MLD has 48 hours, upon being granted access to the Project site, to inspect the site of discovery and make his/her recommendation for final treatment and disposition, with appropriate dignity, of the remains and all associated grave goods pursuant to PRC §5097.98.

D. If the Consulting Tribe(s) has been named the Most Likely Descendant (MLD), the Tribe may wish to rebury the human remains and/or cremation and sacred items in their place of discovery with no further disturbance where they will reside in perpetuity. The place(s) of reburial will not be disclosed by any party and is exempt from the California Public Records Act (California Government Code § 6254[r]). Reburial location of human remains and/or cremations will be determined by the Tribe's Most Likely Descendant (MLD), the landowner, and the City Planning Department.

34. Hazards and Hazardous Materials Mitigation Measure 1 (HAZ-1):

Soil Management Plan. Prior to issuance of a grading permit, a Soil Management Plan (SMP) shall be prepared by a qualified environmental professional with Phase II/Site Characterization experience. The SMP shall be approved by the City and made available by the project Applicant to the contractor and the City Engineer for use during grading activities. The SMP shall include guidelines for safety measures and soil management in the event that soils are to be disturbed, and for handling soil during any planned earthwork activities. The SMP shall also include a decision framework and specific risk management measures for managing soil, including any soil import/export activities, in a manner protective of human health and consistent with applicable regulatory requirements.

As part of this SMP, all excavation activities shall be documented daily using digital photography. In addition, the sides and the bottom of the excavation areas of concern shall be appropriately logged on scaled paper. Observed materials, including an estimate of the quantity observed, and PID and dust monitor readings shall be recorded on the Daily Field Record and/or the Direct Reading Log.

If the results of the stockpile samples show no contamination, or detected concentrations of chemicals within acceptable regulatory limits for residential uses, then the soil may be redistributed within the excavation. If soil is deemed contaminated, then it shall be disposed of off-site at an approved landfill facility. Should any soils be imported or exported at an off-site location, a Phase II/Site Characterization Specialist shall verify that all imported/exported soils are not contaminated with hazardous materials above regulatory thresholds. If import/export soils are determined to be contaminated above regulatory thresholds, the Phase II/Site Characterization Specialist would recommend proper handling, use, and/or disposal of these soils.

35. Hazards Mitigation Measure 2 (HAZ-2):

Removal of Organochloride Pesticides (OCP) Contaminated Soils. Prior to site grading activities, the project Applicant shall submit documentation as proof, to the City Engineer, that the OCP-impacted soils at the project site have been excavated and disposed of at a licensed facility with confirmation sampling to show that all remaining soil OCP concentrations are below applicable regulatory screening thresholds for residential uses. The excavation, transport, and disposal of all OCP-impacted soils from the project site shall occur in accordance with applicable Federal, State, and/or local regulations. In no event shall the project Applicant proceed with site grading activities at any location on the site where OCP contamination is found to be present above regulatory thresholds for residential use.

36. Transportation Mitigation Measure 1 (TR-1):

Traffic Management Plan. Prior to issuance of grading permits, the project applicant shall prepare a Traffic Management Plan (TMP) for approval by the City of Redlands Traffic Engineer. The TMP shall include measures to minimize potential safety impacts during the short-term construction process if partial or full lane closures are required. The TMP shall specify that one direction of travel in each direction on adjacent roadways (West Pioneer Avenue and West Domestic Avenue) must always be maintained during project construction activities. If full lane closures are required and one direction of travel in each direction cannot be maintained, the TMP shall identify planned detours. The TMP shall include measures such as construction signage, limitations on timing for lane closures to avoid peak hours, temporary striping plans, and use of construction flagperson(s) to direct traffic during heavy equipment use. The TMP shall be incorporated into project specifications for verification prior to final plan approval.

Other Departments/Divisions

37. 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)
    b. Fire Department (Exhibit C)

EXHIBIT B
Land Use Engineering Division
Conditions of Approval

[Attached]

EXHIBIT C
Fire Department
Conditions of Approval

[Attached]

Exhibit B

REDLANDS DEVELOPMENT SERVICES DEPARTMENT
LAND USE ENGINEERING
DEVELOPMENT REQUIREMENTS
TENTATIVE TRACT NO. 20528 AND
COMMISSION REVIEW AND APPROVAL NO. 945

Date of P.C. Meeting:	**November 14, 2023**
Applicant:	**MLC Holdings, Inc.**
Location:	**Northwest Corner Tennessee Street and West Pioneer Avenue**
Project Description:	**Subdivide Approximately 14.6 Acres into 117 Single Family Lots and 9 Lettered Lots**

The applicant shall comply with the following engineering requirements to allow for the orderly development of the surrounding area and for public health and safety.

All requirements for development shall be consistent with requirements set forth in the General Plan; applicable sections of Redlands Municipal Code; latest edition of "Redlands Standard Specifications and Detail Drawings for Design and Construction of Public Improvements"; latest edition of American Public Works Association "Standard Plans for Public Works" and "Standard Specifications for Public Works Construction – Greenbook"; latest edition of "Redlands Water Systems Standard Specifications"; latest edition of "Redlands Sanitary Sewer Systems Standard Specifications"; and current Redlands policies and guidelines relative to development projects.

A. The following items are required prior to issuance of the GRADING PERMIT.

1. Pay plan check fee as established per resolution. The amount will be determined at plan check submittal.

2. Plans required to be submitted include:
   a. Precise Grading Plan. Grading plans shall be coordinated with the existing and proposed off-site improvements. (RMC 15.04)
   b. SWPPP/Erosion Control Plan. Erosion/Sediment Control Plan shall be submitted for review and approval. A copy of the project's Storm Water Pollution Prevention Plan (SWPPP) shall be submitted for review. SWPPP Best Management Practices (BMPs) to prevent and control discharges to the municipal separate storm sewer (drain) system shall be in effect for the entire duration of project construction to its completion and acceptance by the City. (RMC 13.54)
   c. Water Quality Management Plan. Submit final Water Quality Management Plan (WQMP) for review and approval. WQMP shall consist of post construction Best Management Practices (BMPs) prepared in accordance with the requirements and guidelines of the San Bernardino County Stormwater Program. The requirements of the WQMP shall remain in effect throughout the life of the project. (California State Order No. R8-2010-0036)

   All plans used as reference for design shall be listed on title sheet of all plans with reference numbers. All plans shall be submitted on 24" x 36" size sheets. Six (6)

copies of each are required. After final review, grading and SWPPP plans shall be submitted on 24" x 36" size, min. 4 mil, mylar sheets for City's approval.

3. Submission of plan sets shall be complete and include all required engineering designs and drawings listed in No. 2 above. All plans submitted shall be substantially complete, and no plan check queue place-holder plans will be accepted. An incomplete plan submittal will not be accepted for plan check.

4. All support documentation shall be submitted with the plans to be checked. Submission shall include:
   a. Hydrology Report and Hydrologic Calculations; (RMC 17.07.030)
   b. Geotechnical Report; (RMC 17.07.040)
   c. Easement Documents. (RMC 17.09.050)

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. Truck route permit is required for all construction vehicles 5 tons and over gross vehicular weight (e.g. concrete trucks) using streets other than established truck routes. (RMC 10.54)

   NOTE: Cash cleanup deposit and truck route permit submitted during the grading process could be transferred to be used during building construction or off-site improvement construction if it is within the time limit specified in the truck route permit, otherwise a new truck route permit must be issued.

8. For all development requiring coverage under the state of California General Storm Water Permit, in effect at the time of permit issuance, and whom have filed with the State Board a Notice of Intent (NOI), a copy of the Waste Discharge Identification Number (WDID) and NOI shall be submitted for review and file. Call (866) 563-3107. (RMC 13.54)

9. The Final WQMP shall also include a site trash plan detailing the installation, operation, and maintenance of a Full Capture System (FCS) for loose trash. The intent of the FCS is to capture loose trash preventing the trash from entering the site storm drains and basins. BMPs or devices used as FCS devices shall require acceptance by the City Engineer. Full Capture Systems are defined as treatment controls (either a single device or a series of devices) capable of trapping all particles 5 mm or greater. In addition, the FCS shall trap trash from the greater of:

a. A flow not less than the peak flow rate, Q, resulting from a one-year, one-hour, storm. Precipitation intensity shall be determined using the NOAA ATLAS 14 Point Precipitation Frequency Estimates web site; or
b. A flow rate equal to the on-site storm water conveyance system including pipes, channels, and swales.

B. The following items are required prior to RECORDATION OF TRACT 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. Tract Map;
   b. Street Improvement;
   c. Storm Drain Construction;
   d. Pavement Striping and Signage Plans (including reflectorized pavement markers);
   e. Street Tree Installation – Street trees shall be provided as per the approved
   f. Streetlight Installation – Provide street lighting plan which show approved locations of service pedestal(s), conduits, street lights, appurtenances, and any necessary detail by Southern California Edison Company;
   g. Potable Water Main Installation;
   h. Recycled Water Main Installation;
   i. Sewer Main Installation; and
   j. Approved Onsite Potable and Irrigation Water Line Installation.

   All plans used as reference for design shall be listed on title sheet of all plans with reference numbers. All plans shall be submitted on 24" x 36" size sheets. Three (3) copies of each are required. After final review, plans shall be submitted on 24" x 36" size, min. 4 mil, mylar sheets for City's approval.

3. Submission of plan sets shall be complete and include all required engineering designs and drawings listed in No. 2 above. All plans submitted shall be substantially complete, and no plan check queue place-holder plans will be accepted. An incomplete plan submittal will not be accepted for plan check.

4. All support documentation shall be submitted with the plans to be checked. Submission shall include (RMC 17.09.060):
   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. Finalize and obtain all necessary onsite and offsite permissions, permits, easements, right-of-way, and properties in order to satisfy the conditions of approval for this project. Such items may include:
   a. Encroachment Permits from Caltrans and other agencies.

6. Pay the required development impact fees per ordinance in effect at time of approval of Final Tract 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);
   - Water/Sewer/Recycled Water Frontage Charges; (RMC 13.44 and 13.12) 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 improvement/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 Pioneer Avenue (RMC 17.15 and 17.17):

    a. Construct standard curb and gutter 21 feet north side of street centerline;
    b. Provide full depth construction/reconstruction consistent with the City standard or alternative method of street rehabilitation as accepted by the City Engineer between the new curb and gutter to the street centerline verified through a geotechnical report;
    c. Construct standard property line adjacent sidewalk along the entire street frontage and ramps at all curb returns;
    d. Install LED ornamental streetlight(s) with the equivalent illumination of a 100 watt sodium vapor street light. Streetlight spacing shall be determined by the City of Redlands design specifications. Location of the light(s) will

be determined at time of plan preparation. Coordinate with City staff for guidance. Prepare and submit a separate street lighting plan for City approval;

e. Provide street trees avoiding sewer and water laterals. Prepare and submit a separate street tree plan for City approval;
f. Construct pavement transitions based on design speed of the street to accommodate an east bound left turn into Street "A" and west bound due to the narrowing of the street from Citrus Valley High School to the satisfaction of the City Engineer (Note: these transitions may require reconstruction and widening on the south side of San Bernardino Avenue);
g. Construct underwalk drain, if necessary;
h. Use traffic index of 6.0;
i. Install a minimum 8 inch diameter recycled water main including necessary valves and appurtenances and accepted by the City engineer; and
j. Install residential fire hydrants as required by the Redlands Fire Department.

12. Requirements for Domestic Avenue (RMC 17.15 and 17.17):

a. On the south side of Domestic Avenue dedicate to provide for a 30 foot half street right-of-way width including a corner cutoff at the property line return to accommodate a 30 foot radius curb return and pedestrian ramp;
b. Construct standard curb and gutter 20 feet south side of street centerline;
c. Construction standard right angle turn from Domestic Avenue to Street "B".
d. Provide full depth construction/reconstruction consistent with the City standard or alternative method of street rehabilitation as accepted by the City Engineer between the curb and gutter to the street centerline verified through a geotechnical report abd to the satisfaction of the City Engineer;
e. Construct standard property line adjacent sidewalk along the entire street frontage and ramps at all curb returns;
f. Install LED ornamental streetlight(s) with the equivalent illumination of a 100 watt sodium vapor street light. Streetlight spacing shall be determined by the City of Redlands design specifications. Location of the light(s) will be determined at time of plan preparation. Coordinate with City staff for guidance. Prepare and submit a separate street lighting plan for City approval;
g. Provide street trees avoiding sewer and water laterals. Prepare and submit a separate street tree plan for City approval.
h. Construct standard cul-de-sac at street terminus;
i. Construct underwalk drain, if necessary;
j. Use traffic index of 6.0;
k. Install a minimum 12 inch diameter potable water main including necessary valves and appurtenances;
l. Install a minimum 8 inch diameter recycled water main including necessary valves and appurtenances; and

m. Install residential fire hydrants as required by the Redlands Fire Department.

13. Requirements for Street "A" from Pioneer Avenue to Street "B" (RMC 17.15 and 17.17):

a. Dedicate to provide for a 64 foot street right-of-way width including a corner cutoff at the property line return to accommodate a 30 foot radius curb return and pedestrian ramp;
b. Construct standard curb and gutter 20 feet each side of street centerline;
c. Provide full depth construction/reconstruction consistent with the City standard or alternative method of street rehabilitation as accepted by the City Engineer between the new curb and gutter to the street centerline verified through a geotechnical report;
d. Construct standard property line adjacent sidewalk along the entire street frontage and ramps at all curb returns;
e. Install LED ornamental streetlight(s) with the equivalent illumination of a 100 watt sodium vapor street light. Streetlight spacing shall be determined by the City of Redlands design specifications. Location of the light(s) will be determined at time of plan preparation. Coordinate with City staff for guidance. Prepare and submit a separate streetlighting plan for City approval;
f. Provide street trees avoiding sewer and water laterals. Prepare and submit a separate street tree plan for City approval.
g. Construct underwalk drain, if necessary;
h. Use traffic index of 6.0;
i. Install a minimum 12 inch diameter potable water main including necessary valves and appurtenances;
j. Install a minimum 8 inch diameter recycled water main including necessary valves and appurtenances;
k. Install residential fire hydrants as required by the Redlands Fire Department; and
l. Install a minimum 8 inch diameter sewer main with manholes and appurtenances.

14. Requirements for Street "A" from Street "B" to Terminus (RMC 17.15 and 17.17):

a. Dedicate to provide for a 60 foot street right-of-way width including a corner cutoff at the property line return to accommodate a 30 foot radius curb return and pedestrian ramp;
b. Construct standard curb and gutter 20 feet each side of street centerline;
c. Provide full depth construction/reconstruction consistent with the City standard or alternative method of street rehabilitation as accepted by the City Engineer between the new curb and gutter to the street centerline verified through a geotechnical report;

d. Construct standard property line adjacent sidewalk along the entire street frontage and ramps at all curb returns;
e. Install LED ornamental streetlight(s) with the equivalent illumination of a 100 watt sodium vapor street light. Streetlight spacing shall be determined by the City of Redlands design specifications. Location of the light(s) will be determined at time of plan preparation. Coordinate with City staff for guidance. Prepare and submit a separate streetlighting plan for City approval;
f. Provide street trees avoiding sewer and water laterals. Prepare and submit a separate street tree plan for City approval.
g. Construct standard cul-de-sac at street terminus;
h. Construct underwalk drain, if necessary;
i. Use traffic index of 5.0;
j. Install a minimum 8 inch diameter potable water main including necessary valves and appurtenances;
k. Install residential fire hydrants as required by the Redlands Fire Department; and
l. Install a minimum 8 inch diameter sewer main with manholes and appurtenances.

15. Requirements for Street "B" (RMC 17.15 and 17.17):

a. Dedicate to provide for a 64 foot street right-of-way width including a corner cutoff at the property line return to accommodate a 30 foot radius curb return and pedestrian ramp;
b. Construct standard curb and gutter 20 feet each side of street centerline;
c. Provide full depth construction/reconstruction consistent with the City standard or alternative method of street rehabilitation as accepted by the City Engineer between the new curb and gutter to the street centerline verified through a geotechnical report;
d. Construct standard property line adjacent sidewalk along the entire street frontage and ramps at all curb returns;
e. Install LED ornamental streetlight(s) with the equivalent illumination of a 100 watt sodium vapor street light. Streetlight spacing shall be determined by the City of Redlands design specifications. Location of the light(s) will be determined at time of plan preparation. Coordinate with City staff for guidance. Prepare and submit a separate streetlighting plan for City approval;
f. Provide street trees avoiding sewer and water laterals. Prepare and submit a separate street tree plan for City approval.
g. Construct underwalk drain, if necessary;
h. Use traffic index of 6.0;
i. Install a minimum 12 inch diameter potable water main including necessary valves and appurtenances;
j. Install a minimum 8 inch diameter recycled water main including necessary valves and appurtenances;

k. Install residential fire hydrants as required by the Redlands Fire Department; and
l. Install a minimum 8 inch diameter sewer main with manholes and appurtenances.

16. Requirements for Motor Courts (RMC 17.15 and 17.17):

a. Dedicate to the City of Redlands a 30 foot wide water and sewer easement as accepted by the City Engineer;
b. Construct a 4 foot wide rolled curb and gutter in substantial conformance to the approved tentative tract map and as accepted by the City Engineer;
c. Provide full depth street construction as accepted by the City Engineer verified through a geotechnical report;
d. Use traffic index of 5.0;
e. Install a minimum 8 inch diameter potable water main including necessary valves and appurtenances;
f. Install residential fire hydrants as required by the Redlands Fire Department; and
g. Install a minimum 8 inch diameter sewer main with manholes and appurtenances.

17. 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).

18. Conditions, Covenants and Restrictions ("CC&Rs") shall be prepared by the applicant and approved by the City for the project which address cross lot drainage, Water Quality Management Plan requirements, sewer usage, water service, and solid waste disposal, which are shared by the property owners. The CC&Rs shall contain the following:

a. A provision which reads substantially as follows: "The City shall have the right to review and approve any proposed amendment or termination of [the CC&Rs] when such termination or amendment would alter, amend, terminate or otherwise impair the rights of the City under those provisions of [the CC&Rs] which satisfy the conditions of approval imposed by the City for the project. All proposed amendments shall be submitted to the City's Development Services Director and shall be approved in writing by the City Attorney as a precondition of and prior to the recordation of such amendment."

b. A provision which reads substantially as follows: "[The CC&Rs] shall be covenants running with the land, and shall, in any event, and without regard to technical classification or designation, legal or otherwise, be, to the fullest extent permitted by law and equity, binding for the benefit and the favor of, and enforceable by the City of Redlands. Although the City of Redlands shall be a beneficiary of [the CC&Rs], and shall have a right

to enforce [them], the City of Redlands shall not be obligated hereunder to exercise such rights of enforcement."

19. The CC&Rs shall be subject to a joint review by the all affected City Department Directors and the City Attorney's Office. The applicant shall be required to pay for the review of the CC&Rs by the affected Department Directors and the City Attorney's Office at such persons' hourly billing rates.

20. The CC&Rs shall be submitted to the City at least thirty (30) days prior to the submission of any request for approval of the final map. The CC&Rs shall subsequently be recorded, in the form approved by the City, prior to or at the same time as the final map.

21. As a condition of and prior to the final tract map approval, the applicant shall (1) petition the City for annexation of the property comprising Tentative Tract Map No. 20528 to the City's Community Facilities District No. 2004-1, or a similar City community facilities district, as designed by the City; (2) take actions reasonable or necessary to annex such property to community facilities district; and (3) pay the reasonable and actual costs incurred by the City in annexing the property to the community facilities district; all for the purpose of maintenance of street trees and trails in the public right-of-ways and easements. (California Community Facilities Act)

22. All irrigation lines that exist within any street right-of-way shall be replaced with ductile iron, cement mortar lined and coated steel, or as approved by City Engineer. (RMC 17.17.020)

23. All off-site utilities shall be placed underground. The undergrounding shall include power poles located along the project site's street frontage(s) and may include power poles beyond the site's boundary as determined by Southern California Edison. Those overhead utility lines that are 66KV or greater will not be required to be undergrounded. Any power pole(s) that contain a streetlight will be required to install a standard streetlight, in accordance with the Municipal Utilities and Engineering Department's standards. Plans shall be submitted that detail the undergrounding of all off-site utilities, subject to review and approval by the City Engineer. (RMC 17.17.020)

24. Construct a 10 foot wide minimum Community Trails/Bike Trail across lettered lot "F" within the development. Dedicate a minimum 11 foot public access easement for all trails within the development located outside of street right-of-way. (RMC 17.17.020)

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

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

27. Improvement bonds must be posted for the total estimated cost of off-site improvements as follows (RMC 17.17.080):

Performance	100% security (due prior to final map approval)
(Warranty)	10% security (due at time of acceptance of improvements)
Labor and Materials	50% security (due prior to final map approval)

Acceptable security forms: Surety Bond(s), Letter of Credit from a qualified bank or institution, Cash Deposits, or Set Aside Letter (savings account) in City's name subject to approval of the City Attorney and Finance Director.

28. Survey and Monumentation cash bond must be posted.

29. The 10% warranty security will be retained for one year after acceptance of public improvements by the City for warranty of off-site work.

30. Execute Subdivision Improvement Agreement (RMC 17.17.070).

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)
   - Solid Waste Capital Improvement Charge; (RMC 3.70) and
   - Sewer Frontage Charges*. (RMC 13.44)

* 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. Provide for adequate drainage facilities, including any necessary under sidewalk drains. (RMC 17.17)

6. 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.

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

8. Tract 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 ($3000.00). Deposit will be reimbursed after the work is completed and accepted by the City upon written request. (Required unless previously submitted under Sections A, B or C.) (RMC 12.16.290)

2. Truck route permit is required for all construction vehicles 5 tons and over gross vehicular weight (e.g. concrete trucks) using streets other than established truck routes. (RMC 10.54)

3. Section 4216/4217 of the Government Code requires a Dig Alert Identification Number be issued before a "Permit to Excavate" will be valid. For your Dig Alert

Identification Number, call Underground Service Alert toll free, 1-800-227-2600, two (2) working days prior to conducting any excavation. (RMC 12.20.120)

4. Encroachment Permit application and two (2) sets of City approved plans must be submitted for all off-site improvements. Encroachment Permit fees shall be paid prior to issuance of Encroachment Permit. (RMC 12.16.010)

5. A California OSHA Permit Number for all work that is 5 feet deep or deeper shall be provided. Call (909)383-4321. (RMC 12.16.040)

6. A copy of soils report is required with recommendation for the final pavement structural section to be submitted prior to placing of the street pavement. The report shall include test results and boring/sampling locations.

7. A traffic control plan shall be prepared in accordance with the latest revision of CA MUTCD or W.A.T.C.H. manual, submitted and accepted by the City Engineer prior to issuance of an encroachment permit. The plan shall show all required construction signage, warning devices, road closures, detours, delineation, phasing schedules and anticipated durations of closures and detours for any work within the public right-of-way. The plans shall provide names and 24-hour phone numbers of individuals who can be contacted regarding traffic control measures.

8. Improvement bonds must be posted for the total estimated cost of off-site improvements as follows:

Performance	100% security (due prior to final map approval)
(Warranty)	10% security (due at time of acceptance of improvements)
Labor and Materials	50% security (due prior to final map approval)

Acceptable security forms: Surety Bond(s), Letter of Credit from a qualified bank or institution, Cash Deposits, or Set Aside Letter (savings account) in City's name subject to approval of the City Attorney and Finance Director.

9. Execute Subdivision Improvement Agreement. (RMC 17.17.070).

10. The 10% warranty security will be retained for one year after acceptance of public improvements by the City for warranty of off-site work.

F. The following items are required prior to issuance of CERTIFICATE OF OCCUPANCY.

1. All requirements as described in Sections A, B, C, D and E of these conditions of approval shall be met.

2. All work shall be completed to the satisfaction of the City Engineer. All as-built plans shall be delivered to the Municipal Utilities and Engineering Department for review and approval.

3. The Engineer of Record shall file a Final Certification for all grading and improvements relating to the project development.

4. Owner's Licensed Land Surveyor shall reset survey points, monuments, record corners, and centerline ties that were destroyed during construction and shall file Corner Records for those points prior to completion of the project with San Bernardino County Surveyor. Copies of information shall be furnished to the Municipal Utilities and Engineering Department. [California B&P Code 8762, 8767, 8768, 8771, and 8773(b)]

5. One mylar copy of recorded tract map shall be furnished to the Municipal Utilities and Engineering Department.

6. A list of as-built infrastructure improvement quantities shall be provided in the Excel format provided by the City showing quantities for each street segment (i.e. pavement, curb and gutter, sidewalk, etc.)

7. Streets may be required to have a seal coat applied at the option of the City Engineer. Type of seal coat is to be determined by the City Engineer.

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

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

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

11. 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 tract 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

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

Initial

FILE: TM 20528

Exhibit C

City of

REDLANDS

Incorporated 1888

FIRE DEPARTMENT

COMMUNITY RISK REDUCTION DIVISION

City of Redlands
35 Cajon Street, Suite 12, Redlands, CA 92373

November 2, 2023

Subject: TTM 20528 – Fire Department Conditions

Fire Department Conditions

1. Street A Dead End Turnaround provisions for Fire Apparatus

   No curbside parking shall be permitted in the cul-de-sac of "Street A" and driveways 'AE' and 'AF' shall be constructed to support a 75,000 lb fire apparatus. This can be finalized during the grading plan review and permit process.

2. Fire Hydrant Location Corner of Street B

   Proposed hydrant shall be relocated to southwest corner of "Street B".

3. Fire Access Plan

   Prior to recordation of the final map and/or grading permit issuance, the applicant shall provide a Fire Access Plan for review and approval by the Redlands Fire Department.

Vince Anderson | Fire Marshal
Redlands Fire Department
Phone 909.798.7601
Email vanderson@cityofredlands.org
35 Cajon St, Ste. 12 Redlands, CA 92373

City Council Meeting **H. 2.**

DATE: 12/19/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Consideration of Resolution No. 8536 - Appeal of the Historic and Scenic Preservation Commission's decision to deny Certificate of Appropriateness Permit No. 665
(Mayor to declare meeting open as a public hearing)

a. PUBLIC HEARING to consider Resolution No. 8536 - An Appeal of the Historic and Scenic Preservation Commission's decision to deny Minor Certificate of Appropriateness No. 665, a request to legalize/approve an existing 6-foot-high vinyl fence and a rolling gate within the street-side setback for the property located at 232 West Olive Avenue (APN: 0171-244-40-0000) in the Multiple-Family Residential (R-3) District and the Smiley Park Neighborhood Historic and Scenic District (Historic District No. 8) by appellants Beverly and Kenneth Winchester (Development Services Director Desatnik)

PROCEDURE FOR PUBLIC HEARING:

1. Mayor declares the meeting open as a public hearing.
2. Mayor calls upon Department Director for report.
3. Mayor calls for questions/comments from members of the City Council.
4. Mayor calls for comments/questions/testimony from members of the public (3 minutes per speaker).
5. Mayor calls upon City Clerk to note any written comments received.
6. Mayor closes the public hearing.
7. City Council considers the motion and votes.

MOTION(S):

If the City Council wishes to approve the Appeal, the following motion is provided:

I move to adopt Resolution No.8536 to uphold the Appeal, and approve Minor Certificate of Appropriateness No. 665 subject to the conditions of approval.

RECOMMENDATION:

The City Council may uphold the Appeal and approve Minor Certificate of Appropriateness No. 665 subject to the recommended conditions of approval, if the changes to the project and the conditions of approval are sufficient to address the Council's concerns.

DISCUSSION:

The appellant filed their Appeal (Attachment A-1) on July 13, 2023, within the required ten days after the decision by the Historic & Scenic Preservation Commission on July 6, 2023. This item was presented to the City Council on September 19, 2023, and no final decision was made. The Council continued the matter, allowing staff additional time to work with the applicant to incorporate alternative screening and design considerations (for potential approval).

A) Background & Project Description

Property History: The subject property is within the Smiley Park Neighborhood Historic & Scenic District (Historic District No. 8). Based on the Historic Inventory Sheet (Attachment C) for the subject parcel, the one-story residence was constructed in 1898 and is a good example of the Victorian style.

Certificate of Appropriateness: Beverly and Kenneth Winchester submitted an application to legalize/approve a 6-foot-high vinyl fence and a rolling slide gate placed within the street-side setback along Grant Street. The vinyl fence and gate were installed by the applicant in April 2022 without any building permits, and without the required approval of a Minor Certificate of Appropriateness and Minor Exception Permit. The subject property is located at 232 West Olive Avenue (Attachment B - Location Map and Aerial Photograph) in the Multiple-Family Residential (R-3) District.

The application was reviewed by the Historic & Scenic Preservation Commission in four meetings, with several suggestions made by Commissioners to assist the applicant in achieving consistency with the Secretary of Interior Standards so that the application might be approved. The applicant declined

numerous suggestions and did not want to revise the design with vinyl. On July 6, 2023, the Historic & Scenic Preservation Commission (HSPC) voted to deny the Minor Certificate of Appropriateness application based on the inappropriate material of the fence/gate, lack of sufficient screening (i.e., vinyl fencing and vinyl-coated steel trellises for a landscape screen), and the applicant's unwillingness to change the proposed materials. Staff reports from the previous HSPC meetings are included as Attachment D.

On September 19, 2023, the City Council held a public hearing to consider the Appeal (see Attachment E) and continued the meeting to an unspecified date. At that meeting, the Council instructed the staff to work with the appellant to consider appropriate screening alternatives to achieve consistency with the City's "Historic and Scenic Preservation Design Manual" and the Secretary of the Interior Standards and Guidelines.

Staff met with the appellant on September 26, 2023 and October 12, 2023, to discuss fence placement and screening alternatives. Staff discussed appropriate screening alternatives based on what was suggested previously by the HSPC during four meetings (e.g., paint the exterior of the fence and the gate, use wider wood trellises that cover the entire fence panel, and plant Jasmine or an alternative dense foliage). Staff also helped the appellant to find an appropriate paint that would adhere to vinyl (as exposed and untreated vinyl material was a significant concern of the HSPC).

Minor Exception Permit: The Minor Exception Permit (MEP) Committee met on November 13, 2023, since an MEP application was submitted concurrently with the Certificate of Appropriateness application. The MEP Committee proposed conditions of approval to address a landscape "green" screen to help mitigate the appearance of the 6' fence (as previously discussed by the City Council during the prior appeal hearing), as well as modifying the fence corner adjacent to the property at 137 Grant Street to provide a sufficient traffic sight safety area. The appellant agreed to implement all conditions of approval as discussed. The Minor Exception Committee voted 3 to 0 to approve the request, subject to the following Conditions of Approval:

1. The exterior sides of the fence on the south (Olive Ave.) and west (Grant St.) sides shall include lattice (approximately five to six feet high) installed across the width of the fence panel to provide surfaces for climbing vines or shrubs on the exterior of the fence for landscape screening purposes. Landscape screening is required in addition to the applicant painting the exterior sides of the fence panels a flat white color.
2. The applicant shall modify the northwest corner of the fence (adjacent to 137 Grant Street) to provide adequate traffic sight safety distance at the driveway. The fencing shall be moved back the distance of one fence panel (or approximately five to six feet) on both the west and north sides.
3. The applicant shall have up to 120 days from the date of approval to: a) modify the corner cutoff for traffic sight safety, and b) paint the exterior side

of the fence and gate with a non-reflective flat white color (or similar color with a non-reflective and non-glossy finish) to mitigate the appearance of the fence/gate at the existing placement where it was installed. The 120-day grace period shall end on March 12, 2024.

B) Analysis

Secretary of the Interior's Standards and Guidelines: The Secretary of the Interior's *Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings* states, "The relationship of buildings to each other, setbacks, fence patterns, views, driveways and walkways, and street trees and other landscaping together establish the character of a district or neighborhood". Regarding fencing, the Guidelines explain that protective fencing for security may be installed in historic districts/neighborhoods if it is as unobtrusive as possible and should take into consideration the location of the fencing and its visibility so that the fencing does not negatively impact the historic character of the setting.

As previously noted, the Historic & Scenic Preservation Commission did not consider the vinyl fence to be compatible with the house or the district. The appellant has now agreed to paint the exterior side of the fence with a flat white color so that the panels will more closely resemble a wood fence (rather than a vinyl fence). The appellant has also agreed to implement the conditions of approval from the Minor Exception Committee to provide landscape screening on the exterior sides of the fence on the south (Olive Ave.) and west (Grant St.) for additional screening of the fence panels. Therefore, if the City Council determines these measures are adequate treatments to achieve consistency with the Secretary of Interior Standards, then the change may be considered to be satisfactorily mitigated and a less than significant impact.

City of Redlands Historic and Scenic Preservation Design Manual: The Victorian style is well established in Redlands, with row upon row of Victorian homes in the areas around Olive Avenue, Highland Avenue, and Cajon. The predominant material used is typically wood, wood siding, wood shingles, stone, brick, and masonry. Although the MEP Conditions of approval do not change the underlying material of the fence and the gate, they are intended to provide screening and reduce the exposed glossy appearance of vinyl.

Environmental Review: CEQA Guidelines Section 15064.5(b)(3) states that "generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource". If the Council determines that the proposal is consistent with the applicable Secretary of Interior Standards

and the City's Historic and Scenic Preservation Manual, then the fence material and its impacts on the subject property (as well as the surrounding Smiley Park Historic & Scenic District) could then be considered to be satisfactorily mitigated and would be a less than significant impact. Therefore, CEQA Guidelines Section 15303 (New Construction of Small Structures) may be utilized for the project.

ALTERNATIVES:

1. The City Council may deny the appeal and uphold the Historic & Scenic Preservation Commission's decision to deny Minor Certificate of Appropriateness No. 665, and find that the project does not meet the criteria to be exempt from CEQA.

2. The City Council may continue the public hearing to allow for additional information.

STRATEGIC PLAN:

Not applicable.

SUBMITTED BY:
Brian Desatnik, Development Services Director

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

REVIEWED BY:
Yvette M. Abich Garcia, City Attorney
Christopher Boatman, Assistant City Manager
Danielle Garcia, Management Services/Finance Director
Brian Foote, City Planner/Planning Manager

PREPARED BY:
Laylee Hokmollahi, Assistant Planner

Fiscal Impact

Fiscal Year:	22-23
Revenue Generating:	No
Appropriation Required Y/N:	No

Discussion:

There is no fiscal impact associated with the appeal request. The appellant paid the applicable Appeal filing fee.

Attachments

Attachment A-1: Appeal Form
Attachment A-2: Site Photographs
Attachment A-3: Exhibits from Applicant
Attachment B: Location Map & Aerial
Attachment C: Historic Inventory Sheet
Attachment D: HSPC Staff Reports
Attachment E: City Council Staff Report of Sept. 19, 2023
Attachment F: Resolution 8536

RECEIVED

JUL 13 2023

Redlands City Clerk

NOTICE OF APPEAL FROM A DECISION OF THE HISTORIC & SCENIC PRESERVATION COMMISSION

Pursuant to the Redlands Municipal Code, the undersigned hereby appeals a decision of the Historic & Scenic Preservation Commission of the City of Redlands as follows:

Project Name or Permit Number: No 665

Decision being appealed: Denial of Minor Certificate of Appropriateness No 665 to legalize/approve an existing 6 foot high, vinyl fence and rolling slide gate with a galvanized steel frame. located within the street-side setback along Grant Street located at 232 W Olive Ave (APN: 0171-244-40-0000) within the mutiple-family residential (R-3) District.

Date of Commission's decision: July 6, 2023

Grounds of Appeal: I am writing to appeal the denial of my claim for an existing vinyl fence so I may increase security and provide security for a small fiberglass exercise pool I plan on putting in next year. When we had the fence contractor over he said I did not need a permit because it was not over 6 feet tall and not a special fence. I have 15 pictures of 6 feet vinyl fences and gates within 5 blocks of my house.

Name of Appellant (print): Beverly Winchester

Address of Appellant: 232 W Olive Ave

City, State: Redlands, Ca. Zip: 92373

Telephone: 909-486-2826 E-mail: bwinchester72@gmail.com

Signature of Appellant: Beverly Winchester

Appeal Filing Requirements:

(1) Applicable appeal filing fee.
(2) Submission of 15 copies of plans and/or proposal to the Development Services Department, Planning Division (if appealed by the Applicant).

Staff Use Only:

Date Received:

Southwest Elevation

West Elevation

Northwest Elevation

Location Map

Minor Certificate of Appropriateness No. 665
Attachment B-1: Location Map
232 West Olive Avenue

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 60 120
Feet

City of Redlands
Department of Innovation & Technology
Geographic Information Systems

City of REDLANDS "A City That Works"

February 15, 2023

OneStop.mxd

Aerial

Minor Certificate of Appropriateness No. 665
Attachment B-2: Aerial
232 West Olive Avenue

This map was produced by the City of Redlands, Geographic Information System.
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The data used to generate this map is dynamic in nature, therefore the information shown may or may not be the most current.

N
W E
S

Scale
0 20 40
Feet

City of Redlands
Department of Innovation & Technology
Geographic Information Systems

City of REDLANDS "A City That Works"

February 15, 2023

OneStop.mxd

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS ____ HAER ____ NR ____ SHL ____ Loc ____
UTM: A _____ B _____
C _____ D _____
11-483100-3767767

IDENTIFICATION

1. Common name: _____
2. Historic name: W. T. Ferguson Residence
3. Street or rural address: 232 W. Olive
   City Redlands Zip 92373 County San Bernardino
4. Parcel number: 0171-244-40
5. Present Owner: Harry C. & Helen G. Petty Address: _____
   City _____ Zip _____ Ownership is: Public _____ Private x
6. Present Use: Residence Original use: same

DESCRIPTION

7a. Architectural style: Victorian Cottage

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

A one-story house with a brick chimney, a hip composition roof with slight bell cast and exposed rafters. There is a shingled gable with overhang and double windows on all four sides at attic level. There is a decorated frieze. A recessed porch at left half of front extends half way around the left side. The porch roof is supported by turned pillars. The main entry is at front center with a second entry at left side. Entrance doors are wood paneled with a glass panel at the top. Both entrances have cement steps with cobble stone rails. The porch has a stick work rail. A large single window is centered at right front. Sash type windows have wooden moldings. The house has wooden overlapping siding and there is a decorative crest at the roof ridge.

9. Construction date:
   Estimated _____ Factual 1898
10. Architect --
11. Builder Ferguson Brothers of Lynn and Lewis Co.
12. Approx. property size (in feet)
    Frontage _____ Depth _____
    or approx. acreage _____
13. Date(s) of enclosed photograph(s) _____

13. Condition: Excellent __x__ Good ____ Fair ____ Deteriorated ____ No longer in existence ____

14. Alterations: _____

15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up ____
Residential ____ Industrial ____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private development ____ Zoning ____ Vandalism ____
Public Works project ____ Other: _____

17. Is the structure: On its original site? _____ Moved? _____ Unknown? _____

18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This home was built in 1898 by the Ford Grocery Co. The first owner was W. T. Ferguson of the Ferguson Bros. Ferguson Brothers were builders for the firm of Lynn and Lewis. Ownership was held by the Fergusons until 1910 when B. P. Fessler obtained the house and added a 20 x 26 barn at a cost of $750.

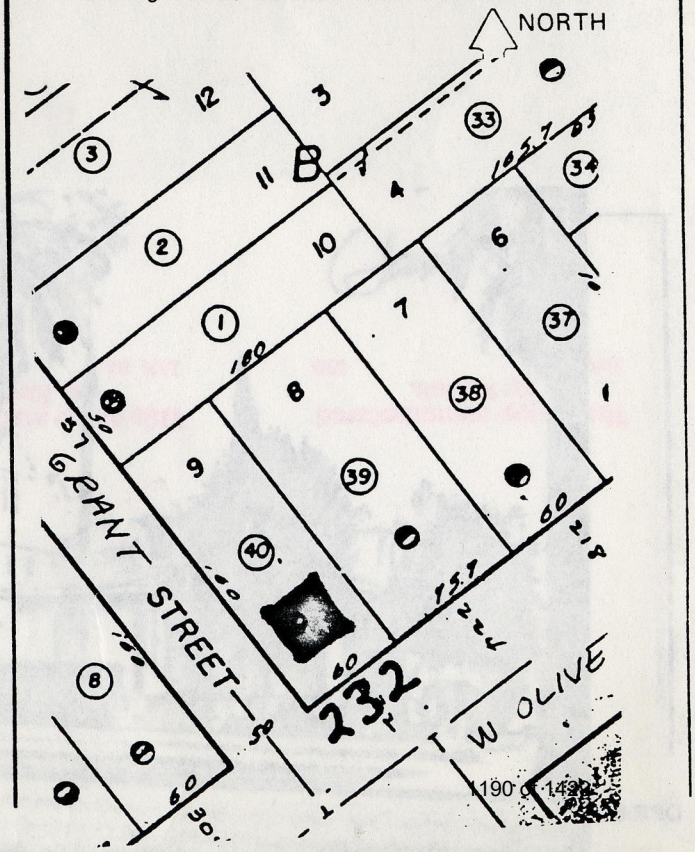
This structure would be an important contributor to a Smiley Park district.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture __x__ Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____

21. Sources (List books, documents, surveys, personal interviews and their dates).
Water Connection 5/24/98
City Directory
Sanborn Maps

22. Date form prepared _____
By (name) Helen Watts
Organization _____
Address: _____
City _____ Zip ____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



The Redlands Area Historical Society, Inc.
Heritage Award 2013

Reverend Thomas F. & Marie May McCourtney Residence
232 West Olive
1898

The water hookup date for this home was May 24, 1898. The first owners were W. T. and Helen Ferguson. He owned the construction company, Ferguson Brothers, with his two brothers. They were builders for the firm of Lynn and Lewis. In 1902 William and Mary Johnson owned the house. He was a local physician. Starting in 1905, George and Carrie Ford and their son Ernest occupied the home. The Fords owned Ford Grocery Co. located at 106 Orange Street and relocated to 9 East Citrus in 1911. In 1923 the home became the parsonage for the First Evangelical Lutheran Church which was located on East Olive Avenue and the southwest corner of Myrtle Street. Two pastors lived in the home: W.J. Dentler and his wife Clara for about ten years beginning in 1933 and William and Florence Miller from 1933 to 1946.

This home has a graceful bellcast low hip roof. Identical dormers face all four directions. Under the roof is a frieze of dentils and plain trim. The boxed eaves have decorative brackets. Most windows have multi-glass panes at the top with a large glass pane below. The south facing home has two entrances to the wooden porch on the south and west. Both have cement steps with rock step piers. Columns support the porch, with double columns on either side of the front steps which are supported by a square base with inset square panels. The balustrade is turned spindles with columns on the west side. There are three doors facing west and south, and on the west side another south facing door. The doors have a glass pane at the top with decoration underneath and wood panels below.

In 1946 the Reverend Thomas Fletcher McCourtney and his wife Marie May purchased the home from the church. He was retired and had three daughters living at home: Ina Marie, a teacher at Colton High School, Gertrude who taught at Lugonia Elementary School and Ruby Lee who worked for the Redlands School

District in administrative positions. Rev. McCourtney died in Loma Linda on January 17, 1950 at the age of 84. He was born in Missouri and taught school there for several years before becoming an ordained minister. He served pastorates in Texas, Arizona, and California. His last pastorate was for the Baptist Church of Oceanside. He was also Executive Secretary for the Arizona Baptist Convention for 13 years. Marie lived in the house with her daughters Ina and Gertrude until 1965. She passed away in 1974 at the age of 92. She was born in Harlan, Iowa and lived in Redlands for 36 years. Both are buried at Hillside Memorial Park.

Harry C. and Helen Petty purchased the home from the McCourtney's in June 1970. They came from Portland, Oregon to join his parents and continue his love for building houses, which he could do here all year long. When the couple arrived in 1965 there was a slowdown in the building industry so Harry went to work for the Yucaipa Valley Water District installing underground utilities. He also operated a gas station at Calimesa Blvd. and County Line Road for a period of time. The Petty's had seven children and lived in the home until Mr. Petty returned to contracting and built a new home in Yucaipa. Their daughter Beverly Winchester and husband Kenneth purchase the home from her parents in 1998. Beverly is the Customer Service Representative for Community Bank for 27 years and Kenneth is a heavy equipment operator for CEMEX. Mrs. Winchester, at age fourteen, was the one who discovered the Olive Avenue house was for sale and encourage her parents to purchase it. In a way, Helen Petty said, "the house was always her house."

The Redlands Area Historical Society is proud to give this award to the Winchesters for their years of love for this home.

Researched by: Karen Flippin

Presented
17 June 2013

REVERND THOMAS AND MARIE MC COURTNEY RESIDENCE

232 WEST OLIVE AVENUE

1898

The water hook up date for this home was May 24, 1898. The first owners were W.T. and Helen Ferguson. He owned a construction company with his two brothers, Ferguson Brothers, and they were builders for the firm of Lynn and Lewis. In 1902 William and Mary Johnson were owners he was a physician. Starting in 1905, George and Carrie Ford and their son Ernest occupied the home. The Fords owned Ford Grocery Co. located at 106 Orange Street and relocating to 9 East Citrus in 1911. In 1923 the home became the parsonage for the First Evangelical Lutheran Church which was located on East Olive Avenue and the south west corner of Myrtle Street. Two pastors lived in the home a W.J. Dentler and his wife Clara, 1923 to about 1933 and William and Florence Miller 1933 to 1946.

This home has a graceful bellcast low hip roof. Identical dormers face all four directions. Under the roof is a frieze of dentals and plain trim. The boxed eaves have decorative brackets. Most windows have multi glass panes at the top with a large glass pane below. The south facing home has two entrances to the wooden porch, south and west. Both have cement steps with rock step piers. Columns support the porch, with double columns on either side of the front steps which are supported by a square base with inset square panels. The balustrade is turned spindles with columns on the west side. There are three doors facing west, south and on the west side another south facing door. The doors have a glass pane at the top with decoration underneath and inset wood panels below.

In 1946 the Reverend Thomas Fletcher Mc Courtney and his wife Marie May purchased the home from the church. He was retired and had three daughters living in the home: Ina Marie, directories list her as a teacher at Colton High, Gertrude a teacher at Lugonia School and Ruby Lee who work for the Redlands School District in administrative positions. Rev. Mc Courtney died in Loma Linda on January 17, 1950 at the age of 84. He was born in Missouri and taught school there for several years before becoming an ordained minister. He served pastorates in Texas, Arizona and California. His last pastorate was for the Baptist Church of Oceanside. He was also Executive Secretary for the Arizona Baptist Convention for 13 years. Marie lived in the house with her daughters Ina and Gertrude until 1965. She passed away in 1974 at the age of 92. She was born in Harlan, Iowa and lived in Redlands for 36 years. Both are at Hillside Memorial Park.

Harry C. and Helen Petty bought the home from the Mc Courtney's in June 1970. They came from Portland Oregon to join his parents and to continue his love of building houses, which he could do here all year long. When they arrived here in 1965 there was a slowdown in the

building industry so he went to work for the Yucaipa Valley Water District installing underground utilities. He also opened a gas station at Calimesa Blvd. and County Line Road for a period of time. The Petty's had seven children and lived in the home until the 1990's when he returned to contracting and built their home in Yucaipa. Their Daughter Beverly Winchester and husband Kenneth purchased the home from her parents in 1998. Beverly is the Customer Service Representative for Community Bank for 27 years and Kenneth is a heavy equipment operator for CEMEX. Mrs. Winchester, at age fourteen, was the one that saw the Olive house was for sale and encouraged her parents to buy the house. In a way, Helen Petty said, the house was always her house.

The Historical Society is proud to give this award to the Winchesters for their years of love for this home.

Researched by Karen Flippin

232 W. OLIVE AVE.

Water Hook-up- Smiley Add, Lot 9, Block B

5/24/1898-Ford Grocery Co.-Lutheran Church Parsonage-wood I story, 6 rooms, 1 family, 2 stock- 1 bath tub, 1 closet

Building Permits-

6/19/45-Carl Miller-plumbing replacement
3/8/46-Lutheran Church re-roof comp. shingles-day labor
2/13/47-Mrs. T.F. Mc Courtney-electric wiring-1 range-1 water heater-1 3 wire meter loop
9/11/50-Mrs. Thomas Mc Courtney-Home Equipment Co. 1 floor furnace $197.00
10/28/53-Same-Sanitary Plumbing-1 toilet, 1 bath, 1 lavatory
3/7/67-Same-Sanitary Plumbing-replacement house sewer
3/28/68-Gertrude Mc Courtney-1509 Marquir Dr. Redlands-Bell Roof Co. comp shingles $550
7/2/70-No owner listed-Wilson Termite Control-$900
6/4/71-H.C. Petty-remove partition between kitchen and pantry-10 feet $200
6/15/90-Helen Petty-36804 Seven Oaks Trail, Yucaipa 92399-Changing from overhead to underground electric-relocation 100 amp
4/28/92-Harry C. Petty-232 W. Olive Ave.-remove and fix drywall/fix plumbing

San Bernardino County Archives Assessment Books-4/25/2013

Book 12-pg. 226

1900-Helen Ferguson (crossed out)-W.L. Ferguson N,F. Robinson-Lynn & Lewis (crossed out)
Land $200-improvements $700- m7223 (number of legal document)
1901-Jacob Leuyn-$325-700-1133-1201-1387 (crossed out) #1503
1902-Mary V. Johnson-to B.P.Fessler 9024-$425-900-
1903-B.P. Fessler-$425-700 (Fessler owner until stated otherwise)
1904-In right margin states not Ferguson

Book 12-pg. 247

1905-1908-no values

Book 12-pg. 259

1914-no values
1915-$1000-550
1916-$600-575
1917-18-$800-575

Book 10B-pg. 28

1918-1923-#8251/22 (22 the year of document)-$575-800

Book 30B-pg. 28

1924-Fessler (crossed out)-First Evangelical Lutheran Church of Redlands-#10282/23-$580-800

Book 55A-pg. 28

1930-Church unless otherwise stated-$580-800
1933-35$460-500 (depression)

Book 86-pg. 24

1936-1941-$690-750

Book 133-pg.24
1942-46-$690-750
1947-J.F. and Marie M. Mc Courtney, Gertrude and Iva, Marie and Ruby Lee Mc Courtney #31311/46
1947-Mc Courtney-$860-940

Tax Books Smiley Library-5/2/2013
1898-pg. 51-W. Ferguson- E 160'-S 60'-W160'- town value $280-N of Olive-E of Grant St.
1899-pg.53- same-Furniture $50-Town value $300-Improvements $930

City Directories and Telephone Books

1898-no listing
1900- W.T. Ferguson-Ferguson Brothers-(Brothers WT and DE contractors and builders
1902-W.T. Ferguson-foreman Lynn and Lewis residence at 1035 E. State
William M. Johnson and Mrs. Mary V.-Physician
1905-George E. and Carrie Ford also Ernest-student (Ford Grocery Co. 106 Orange)
(Benjamin P. and Sarah A. Fessler- retired at 317 W. Olive-Johnsons now at 1903 W. Olive)
1908-10-same
1911-Same-grocery now at 9 E. Curtis Ave. corrected to Citrus ave
1914-15-Same-Ernest clerk for Ford Grocery
1919-Same-no Ernest
1921-C.F.W. Stoever (street listing only) Fords now at 14 Brookside Ave.
1925-Howard Fiscus-rancher
1927-Rev. W.J. Dentler and Clara L. –Pastor First Evangelical Lutheran Church of Redlands (church located E. Olive Ave-SW corner of Myrtle)
1929-31-Dentler same-Clara L. teacher Redlands H.S.
1933-Rev. William C. and Florence Miller-Pastor Lutheran church-also William R. Dentler now at 330 Cajon
1936-39-William C. Miller only listed
1941-Same-also Rev. Carl A. and Contanse Miller-Asst. pastor
1947-Thomas F. and Marie Mc Courtney-retired minister-Marie supervisor University Hall Ina Marie-teacher-Gertrude-teacher Lugonia School-Ruby Lee-clerk in office of supt. of schools
1950-Same-Ruby now pay roll clerk High School-Ina and Gertrude-teachers
1952-**no Thomas**-Marie listed as housewife-Gertrude and Ina-teachers
1954- Mrs. T. Mc Courtney-street listing only
1958-Mrs. T.F. retired-Gertrude-teacher-Ina-Director Colton Hi
1961-Mrs. Mary F.-Marie-Gertrude-teacher Lugonia School-Ina M.-teacher Colton school
1965-Jason E. and Betty Dillon-soil technician Pioneer Laboratory
(Mc Courtney's moved to 1509 Margarita Dr.)
1967-Same-Dillion's Appliance Service

San Bernardino County Tax Record
(no date)-Harry C. and Helen G. Petty-around 1970
8/19/1998- Kenneth D. and Beverly G. Winchester

Hillside Cemetery 5/9/13
Thomas Fletcher Mc Courtney-Born 11/20/1865-Died 1/17/1950-buried 1/19/1950 in Blk 4, lot 77- Born Missouri-84 years old-cause of death a coronary-next of kin Marie May
Marie May Mc Courtney-Born 5/30/1882-buried 9/13/1974 next to husband- next of kin Ruby Lee Inman of Highland

Obituary Redlands Daily Facts 1/17/1950-pg. 5-col 4 & 5
Rev. Thomas Fletcher Mc Courtney, 232 West Olive Ave. 84 years old and resident of Redlands for 12 years died in Loma Linda today.
Born in Missouri he was educated there and taught school for several years before he was ordained in the ministry in 1895. He held pastorates in Texas, Arizona and California. He was executive secretary for the Arizona Baptist convention for 13 years.
He retired from the ministry 12 years ago after being pastor of the Baptist church at Oceanside for several years. He has lived in Redlands since that time. Funeral services are to be from the F. Arthur Cortner chapel at 2'o'clock Thursday.
Deceased is survived by his wife, Mrs. Marie Mc Courtney and the following children: Miss Gertrude Mc Courtney, Miss Ina-Marie Mc Courtney and Mrs. Ruby Lee Inman all of Redlands.

Marie May Mc Courtney- Facts-9/11/74-pg.5-col. 3
Died in Colton, Calif. Sept. 11, 1974. Marie May Mc Courtney, 1509 Margarita Dr., Redlands, age 92 years. Native of Harlan, Iowa, resident of Redlands 36 years.
Family suggests in lieu of flowers those who wish may make memorial contributions to the First Baptist Church of Redlands. Private graveside service will be held Friday Hillside Memorial Park, Rev. Charles Roadarmel-Cortner in charge

Brief History of 232 W. Olive Ave.

Water hook up date for this cottage was May 24,1898. W.T. and Helen Ferguson were the first owners. He owned Ferguson Brothers who were contractors and builders for the firm of Lynn and Lewis. By 1902 William and Mary Johnson owned the home he was a physician. 1905 George and Carrie Ford and their son Ernest occupied the home. He owned the Ford Grocery Co. Directories list the store in 1905 at 106 Orange then in 1911 9 East Citrus Ave. Fords lived in the home until about 1920. Records do not show them as owners. In 1923 the home became the Parsonage for the First Evangelical Lutheran church which was located on East Olive Ave. and the South West corner of Myrtle.
In 1946 the Rev. Thomas Fletcher Mc Courtney and his wife Marie May bought the home with their three daughters. Thomas was a retired minister, Marie was a supervisor for University Hall, by 1952 directories list her as a house wife, Ina Marie was a director and teacher at Colton High, Gertrude a teacher at Lugonia school, and Ruby Lee was a clerk in the office of the Superintendent of Schools and later pay roll clerk for the High School. Mr. Mc Courtney died in

Loma Linda on Jan. 17, 1950 at the age of 84. He was born in Missouri and taught school there for several years before becoming an ordained minister. He served pastorates in Texas, Arizona and Calif. The last was for the Baptist church of Oceanside. He was also Executive Secretary for the Arizona Baptist convention for 13 years. Marie lived in the house with her daughters Ina and Gertrude until 1965. She passed away Sept. 11, 1974 at the age of 92. She was born in Harlan, Iowa and had lived in Redlands for 36 years. Both Thomas and Marie are buried at Hillside Memorial Park.

After the Mc Courtney's, Harry C. and Helen G. Petty owned the home from about 1970 until the present owners purchased the home in August of 1998.

Interview with Beverly and Kenneth Winchester 5/16/2013

Mrs. Winchester's parents, Harry and Helen Petty, owned the house until they purchased the home in August of 1998. They moved into the home in 1994 from their home on Barbara Lane where they had lived for fourteen years and paid her parents rent. Before that her brothers rented the house for a few years.

The Petty's moved from Portland Oregon in 1970 because her father had family here and the possibility of a better job with more income. They first rented a small two bedroom home at 515 Linda Place. With a family of seven children they really needed a larger home. One day Beverly and a friend, she was about 14 years old, saw a for sale sign on the Olive Ave. home and they found the back door unlocked. They ventured in and saw the pretty wood floors and decided to take off their shoes and slide in their sock feet. She also went upstairs and found a piece of lace that she put on her head and pretended it was a wedding veil. Her mother was not happy they entered the empty house but she followed her daughter's insistence that this was the house for them. They contacted a realtor and learned another offer was about to be submitted and placed their offer in just in time. She thought for about $15 or 20,000. Her four brothers lived upstairs. Each of the dormers offered a nitch they could place a bed and the three girls slept downstairs. Mr. Petty was a Supervisor for the Yucaipa Valley Water District for ten years and he also had his own contracting business. In Oregon he had built houses. Mrs. Petty with seven children was a stay at home mom.

Mr. Winchester was also from Portland Oregon but did not know the Petty's. His sister had a heart condition and needed a warmer and dryer climate. In 1955, at the age four, they first moved to San Bernardino on E Street and then moved to Redlands and lived at 1231 Occidental Dr. As a young man he had a job at Stater Brothers bagging groceries and that is where he met Beverly and her mother. She was 16 at the time and about a year later they were married. They have been married 40 years now. Beverly works as a Customer Service Representative for Community Bank and has been there for 27 years and Kenneth is a heavy equipment operator for CEMEX in Azusa and has 2 ½ years to retire. **(5/20)**-Both Bev and her mother wanted it noted that they really enjoyed being so close to the Redlands Bowl. They could either walk down or listen in their back yard. It never bothers them.

Telephone Interview with Helen Petty 5/16/13

They moved into the house in June of 1970 and bought it from two women the Mc Courtneys. She also told the story of the girls seeing the for sale sign and going inside and her daughter insisting it was the right house. There was cold storage in the corner of the kitchen that was made out of adobe brick and extended from the basement up to the kitchen. They removed that and a wall in the kitchen. The rest stayed the same until they moved to Yucaipa then they put a toilet upstairs. (Beverly said they remodel the kitchen and bathroom also.) The boys were upstairs and they realized they were climbing out the window in back and climbing down a large tree so they were not seen. The tree was removed.

Telephone Interview with Helen Petty 5/18/2013

Came to California from Portland June 1, 1965 first living in Yucaipa on Bonita Dr. Mr. Petty's parents lived here and they knew he wanted to build houses and here was sunshine all year long, but when they arrived there was a building slump. They live in Yucaipa for 4 or 5 years and moved in 1969 to Linda Place for about one year before moving into Olive Ave. They bought the house for $17,000. Mr. Petty worked for Yucaipa Valley water District and put in underground utilities in Hidden Meadows for about 100 homes and also many other places in Yucaipa. They also owned a Shell Gas station on the corner of County Line Rd. and Calimesa Blvd. for a long time. He went back into building after that and had his General contracting license in Calif., Nevada and Oregon. They built their present 3500 sq ft home on Seven Oaks Trail in Yucaipa themselves.

She remembered the kids never wanted to go shopping with her but then Bev started wanting to go with her to shop at Stater Brothers off of Texas between W State St. and Redlands Blvd. She soon realized it was the box boy she was wanting to see. Bev and Kenny were married on the Petty's 20th Anniversary at the Free Methodist Church on Tennessee by Rev. Paul Fitch the same minister who later married Bev's son and help celebrate their 60th Anniversary a few weeks before he died and moved in 1987 letting their sons live there while they fixed the Olive house to sell, redoing the Kitchen and bathroom etc. The children did not want them to sell the house and that is when Bev and Kenny said they would buy it. She told Bev, well it is really your house anyway, you found it.

Architectural Inventory

(South side)- front-One story Victorian Home built in 1898. The roof is a low bellcast hip of composition shingle with four identical dormers facing each direction. Dormers have a roof like the house with two double hung windows separated by an upright bar. At the top of each window are 15 small square glass panes with a large square window below. The house has boxed cornices with ornamental brackets; the frieze is composed of dentals at the top and plain wood below extending around the building. The siding is clapboard and the cement foundation has a clapboard covering that flares out at the bottom. The wooden porch is supported by seven columns and is recessed into the building and wraps around the W side. The balustrade is turned spindles. Five cement steps lead to the porch, on either side are low step piers compose of rock with cement tops. At the top of the stairs, and on either side, are double columns supported by a square wooden base with an inset wooden, square panel. To the E of the porch is a plain large window with lugsills and plain trim. S facing door was hard to view because of a screen door but believe it is like the W facing door which has a large square glass pane at the

top with a decorative shelf below and two horizontal rectangular wood inset panel below. All have plain trim. To the W of the S facing door is a large window like the SE corner.

(West side)-Seven cement steps lead to the porch with step piers like the front. On this side three columns support the porch, one on the SW end of the porch, one to the S of the steps and one attached to the buildings surface. There is also a short, stub of a column N of the steps. SW portion of the building has a large double hung window with 12 horizontal rectangular glass panes at the top and a large square pane below. To the N and facing W is a door with a Horizontal rectangular inset wood panel on top, under this is a square glass pane with three Horizontal rectangular inset wood panels below. To the N building projects out and contains two double hung window divided by an upright bar. Each window has 12 square panes at top and Vertically rectangular pane below. N of these windows is a Vertically rectangular fixed window.

(North side)-NW corner has a N facing door with a square glass panel at the top and three inset wood panels below. The door opens onto a small porch with 7 wooden steps facing E. The porch has a lattice work balustrade. To the E are three windows. NE on foundation is a wooden basement door. The foundation vents are horizontally rectangular with strips of wood running up and down.

(East side)-All windows on this side have 12 square panes at the top with a large vertically rectangular pane below. NE corner one window to S one smaller window then two windows divided by and upright bar and SE corner another window.

North on property is a two car clapboard garage with a low hip roof of composition shingles and a cupola of lattice work and a low hip roof. The garage door is new. A door located on the S side, faces S and has a half moon window at the top with 5 glass panes below this window are four vertically rectangular inset wood panels grouped in pairs.

The house sits on a corner lot with cut stone curbing all around. A low cement wall runs along the lawn. In the SE corner of the property is a large palm tree, there are also palm trees along Olive Ave.

Karen Flippin 5/18/2013

One of Ben Fassler's homes at Redlands Calf.
232 W Olive Ave

ATTACHMENT “D-1”

HSPC Staff Report of March 2, 2023

REQUEST FOR HISTORIC AND SCENIC PRESERVATION COMMISSION ACTION

V.A. KENNETH WINCHESTER, APPLICANT

PUBLIC HEARING to consider **Certificate of Appropriateness No. 665** – A request to legalize/approve an existing 6-foot-high, vinyl fence and a rolling slide gate with galvanized steel frame located within the street-side setback along Grant Street. The subject property is located at 232 West Olive Avenue (APN: 0171-244-40-0000) within the Multiple-Family Residential (R-3) District and the Smiley Park Neighborhood Historic & Scenic District (Historic District No. 8). The proposal may qualify for exemption from environmental review in accordance with CEQA Guidelines Section 15303 (New Construction of Small Structures) or Section 15270 (Projects Which Are Disapproved).

HISTORIC AND SCENIC PRESERVATION MEETING: March 2, 2023

Planner: Laylee Hokmollahi, Junior Planner

PROCEDURE FOR PUBLIC HEARING

1. Chairperson declares the meeting open as a public hearing.
2. Chairperson calls upon staff for report.
3. Chairperson calls for questions/comments from members of the Commission.
4. Chairperson calls upon applicant, or its representative, for comments/testimony.
5. Chairperson calls for comments/questions/testimony from members of the public (3 minutes per speaker).
6. Chairperson calls upon the applicant, or representative, for rebuttal comments (5 minutes).
7. Chairperson closes the public hearing.
8. Commission considers the motion(s) and votes.

SYNOPSIS

1. Historic Designation: The subject property is located within Historic District (HD) No. 8, known as the "Smiley Park Neighborhood Historic and Scenic District." The subject property is not individually designated as a historic resource.

2. Existing Land Use: The property has one existing single-family dwelling with residential use.

3. Historic and Scenic Preservation Commission submittal dates:
   (A) Date Submitted: October 11, 2022
   (B) Date Accepted as Complete: November 3, 2022
   (C) Historic and Scenic Preservation

Commission Meeting: March 2, 2023

4. Attachments:
   A) Location Map & Aerial Photograph
   B) Site Photos
   C) Historic Inventory Sheets
   D-1) Resolution No. 2023-02 (Approval)
   D-2) Resolution No. 2023-02 (Denial)

PROPOSAL

The property owner, Kenneth Winchester is requesting approval of a Minor Certificate of Appropriateness to legalize/approve an existing 6-foot-high, vinyl fence and a rolling slide gate with galvanized steel frame located within the street-side setback, adjacent to Grant Street, which extends along western and northern property lines, at the rear portion of the lot. Site Photographs are included as attachment B.

The applicant has replaced shrubs with the existing fence for the purpose of saving water, increasing security, and providing privacy for a small exercise pool that is going to be built this year.

BACKGROUND

Property History: The one-story residence was constructed in 1898 and is Victorian style. The following is the description from the Historic Inventory Sheet prepared by Helen Watts:

> This is a Victorian Cottage style, one-story house with a brick chimney, a hip composition roof with slight bell cast and exposed rafters. There is a shingled gable with overhand and double windows of all four sides at the attic level. There is a decorated frieze. A recessed at left half of front extends halfway around the left side. The porch roof is supported by turned pillars. The main entry is at front center with a second entry at left side. Entrance doors are wood paneled with a glass panel at the top. Both entrances have cement steps with cobble stone rails. The porch has a stick work rail. A large single window is centered at right front. Sash type windows have wooden moldings. The house has wooden overlapping siding and there is a decorative crest at the roof ridge.

Karen Flippin further described the house in 2013, “The house sits on a corner lot with cut stone curbing all around. A low cement wall runs along the lawn. In the southeast corner of the property is a large palm tree, there are also palm trees along Olive Avenue.” Historic Inventory Sheets are included as Attachment C.

The Sanborn map from 1900 shows the main dwelling at the exact same location and footprint of the present structure. Between 1900 and 1908, a garage was built on the north side of the main dwelling. Between 1938 and 2007, a carport was added next to the garage. Aerial maps from 2004 to 2019 show the same landscaping that was subsequently removed (sometime in 2021 or early 2022) and replaced with the current vinyl fence. The property owner stated that the fence was constructed in April 2022.

Application for Certificate of Appropriateness: The application was filed as a Minor Certificate of Appropriateness. Staff was unable to approve the existing vinyl fencing, and the applicant has been informed that wood fencing would be more appropriate to the style of the building and preserve its historic appearance and integrity. Wood fencing would also be more appropriate for the surrounding historic district considering the home styles and predominant use of wood. The applicant has declined to remove the fence and has requested review by the Commission.

Exterior Condition: An approximately 4’0” high shrub row was in place (and since removed) where the new fence has been installed. Aerial maps show the shrubs from at least 2004 to 2019. In 2022 the landscaping was removed, the ground was paved, and the vinyl fence was constructed. Additional information about the condition of the exterior is available via Google Streetview and aerial images online. Although the fence can be seen on Google Map, the Google Streetview is not up to date and shows the old shrubs.

ANALYSIS

A) Zoning Standards

The subject property is within the High Density Residential (R-3) Zone, and has a required front yard setback of 15 feet and required street-side yard equal to the front yard requirement. On corner lots, in residential districts, side yards abutting the street, shall be not less than the required front yard for lots in the district in which the lot is located, and in no case, not less than fifteen feet (15') (RMC Section 18.148.030). Presently, the property has an existing six foot (6’) high vinyl fence, with a vehicle access gate, which runs along the property line adjacent to Grant Street. The Municipal Code requires that open fences within the front yard setback area not taller than four feet and solid fences may not be taller than three feet; however, the Municipal Code does provide a mechanism to allow variances to these fence requirements. As the height of the existing fence exceeds the height limit of three feet (3’) for solid fences within the front setback, the applicant submitted a Minor Exception Permit (MEP) application. By applying for an MEP, the applicant can request variances or deviations to the City’s wall and fencing standards.

B) Secretary of the Interior Standards and Guidelines

At the present time, the proposal does not appear to meet the recommended SOI Standards due to the existing fence material's incompatibility with the historic building materials and historic style.

The Secretary of the Interior's Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings states the following about historic neighborhoods and districts: "The relationship of buildings to each other, setbacks, fence patterns, views, driveways and walkways, and street trees and other landscaping together establish the character of a district or neighborhood". Regarding fencing, the Guidelines explain that protective fencing for security may be installed in historic districts/neighborhoods if it is as unobtrusive as possible and should take into consideration the location of the fencing and its visibility so that the fencing does not negatively impact the historic character of the setting.

The proposal is to legalize/approve the existing 6-foot-high vinyl fence and a rolling slide gate, and staff's concern is regarding the compatibility (or lack of compatibility in this case) of the vinyl material with both the house on the subject property as well as other houses on surrounding residential properties within Historic District 8. The Commission may make recommendations for the property owner to achieve compatibility with the SOI Standards and the City's guidelines.

C) City of Redlands Historic and Scenic Preservation Design Manual

The Victorian style is well established in Redlands, with row upon row of Victorian homes in the areas around Olive Avenue, Highland Avenue, and Cajon. The predominant material used is typically wood, wood siding, wood shingles, stone, brick, and masonry. The guidelines note that "most of the houses would be nearly impossible to duplicate today" and "in the construction of new buildings in historic areas, materials should be the same as or representative of those used in original construction" (page 4/1-7).

Regarding decorative elements, "Architectural detailing is a key factor in all of these styles…. Landscape elements such as sculpture, fence details, and plant materials should be used in a way that will enhance the historical character of the structure and the site" (page 4/1-7).

D) Summary

At the present time, the proposal may not meet the SOI Standards or the City's historic guidelines due to the fence's material incompatibility with the historic building material

and historic style. The Commission may make recommendations for the property owner to achieve compatibility with the guidelines.

The Commission may also approve Certificate of Appropriateness No. 665 if the property owner will agree to accept and implement the Commission's recommendations for a compatible fence material and style (as conditions of approval). If so, then the project would then be consistent with the Redlands Municipal Code, the Secretary of the Interior's Standards, and the City's Historic and Scenic Preservation Manual.

Following the review by the Historic and Scenic Preservation Commission (on the appropriateness of the fence material only), the application for a Minor Fence Exception will be reviewed by the Minor Exception Permit Committee (scheduled for March 9, 2023). The Minor Exception Permit Committee will make a decision regarding the fence height and placement on the subject property and incorporate the Historic and Scenic Preservation Commission's decision on the fence material as a condition of approval.

ENVIRONMENTAL REVIEW

If the proposal is revised to use a compatible material (e.g., wood) then the application may be deemed to be consistent with the applicable Secretary of Interior Standards and the City's Historic and Scenic Preservation Manual, and then would be considered to be satisfactorily mitigated and is a less than significant impact (CEQA Guidelines Section 15064.5(b)(3)). In that case, CEQA Guidelines Section 15303 (New Construction of Small Structures) may be utilized for the project.

If the proposal to use vinyl fencing is deemed to be not consistent with the applicable Secretary of Interior Standards and the City's Historic and Scenic Preservation Manual, then the proposal would likely not be able to use an exemption from environmental review. Significant changes to historic resources are considered to be a potentially significant impact on the environment (CEQA Guidelines Sections 15064.5(b)(1) and 15064.5(b)(2)). Alternatively, CEQA Guidelines Section 15270 may be utilized that pertains to projects which are disapproved.

STAFF RECOMMENDATION

Staff recommends that the Historic and Scenic Preservation Commission discuss alternative fencing materials to assist the applicant in achieving consistency with the applicable Secretary of Interior Standards and the City's Historic and Scenic Preservation Manual.

Should the applicant propose an acceptable fencing material, then the Commission may make findings to approve the application and approve COA No. 665 subject to the conditions of approval.

Alternatively, should the applicant decline to replace the fence with a compatible fencing material then the Commission may make findings to deny the application and deny COA No. 665.

MOTION

If the Historic and Scenic Preservation Commission deems it appropriate, staff recommends the following motion:

Motion (for Continuance):

"I move that the Historic and Scenic Preservation Commission continue the public hearing for Certificate of Appropriateness No. 665 (to April 6, 2023, or date to be determined)."

Motion (for Denial):

"I move that the Historic and Scenic Preservation Commission adopt Resolution No. 2023-02 to deny Certificate of Appropriateness No. 665 and find that the project does not qualify for exemption from environmental review in accordance with the CEQA Guidelines."

Alternative Motion (for Approval):

"I move that the Historic and Scenic Preservation Commission adopt Resolution No. 2023-02 and approve Certificate of Appropriateness No. 665, subject to conditions of approval, and find that the project is exempt from environmental review in accordance with Section 15303 of the CEQA Guidelines."

ATTACHMENT “D-2”

HSPC Staff Report of April 6, 2023

REQUEST FOR HISTORIC AND SCENIC PRESERVATION COMMISSION ACTION

V.A. KENNETH WINCHESTER, APPLICANT

PUBLIC HEARING to consider **Certificate of Appropriateness No. 665** – A request to legalize/approve an existing 6-foot-high, vinyl fence and a rolling slide gate with galvanized steel frame located within the street-side setback along Grant Street. The subject property is located at 232 West Olive Avenue (APN: 0171-244-40-0000) within the Multiple-Family Residential (R-3) District and the Smiley Park Neighborhood Historic & Scenic District (Historic District No. 8). The proposal may qualify for exemption from environmental review in accordance with CEQA Guidelines Section 15303 (New Construction of Small Structures) or Section 15270 (Projects Which Are Disapproved).

HISTORIC AND SCENIC PRESERVATION MEETING: April 6, 2023

Planner: Laylee Hokmollahi, Junior Planner

PROCEDURE FOR PUBLIC HEARING

1. Chairperson declares the meeting open as a public hearing.
2. Chairperson calls upon staff for report.
3. Chairperson calls for questions/comments from members of the Commission.
4. Chairperson calls upon applicant, or its representative, for comments/testimony.
5. Chairperson calls for comments/questions/testimony from members of the public (3 minutes per speaker).
6. Chairperson calls upon the applicant, or representative, for rebuttal comments (5 minutes).
7. Chairperson closes the public hearing.
8. Commission considers the motion(s) and votes.

SYNOPSIS

1. Historic Designation: The subject property is located within Historic District (HD) No. 8, known as the "Smiley Park Neighborhood Historic and Scenic District." The subject property is not individually designated as a historic resource.

2. Existing Land Use: The property has one existing single-family dwelling with residential use.

3. Historic and Scenic Preservation Commission submittal dates:
   (A) Date Submitted: October 11, 2022
   (B) Date Accepted as Complete: November 3, 2022
   (C) Historic and Scenic Preservation

Commission Meeting: March 2, 2023
April 6, 2023

4. Attachments:
   A) Location Map & Aerial Photograph
   B) Site Photos
   C) HSPC Staff Report of March 2, 2023
   D-1) Resolution No. 2023-02 (Approval)
   D-2) Resolution No. 2023-02 (Denial)

PROPOSAL

The applicant is requesting approval of a Minor Certificate of Appropriateness to legalize/approve an existing 6-foot-high, vinyl fence and a rolling slide gate with galvanized steel frame located within the street-side setback (defined as a front yard) adjacent to Grant Street. The fence and gate extends along the western (Grant Street) and northern (rear) property lines at the northwestern rear portion of the lot around a parking area. Site photographs are included as attachment B.

The applicant's proposal has been revised to pull the fence and the gate back from the sidewalk to the next fence post (approximately 6'0" back from the sidewalk), to create space to provide a planter area between the sidewalk and the fence for screening purposes. Landscaping would be installed (such as a high hedge up the height of the fence) to screen the vinyl fence, and the sliding gate portion would not be screened.

BACKGROUND

The Historic and Scenic Preservation Commission held a public hearing on March 2, 2023, received the staff report and the applicant's presentation, and continued the public hearing to April 6, 2023. The Commission continued the public hearing so that the applicant would have more time to contact the fencing company and explore some design alternatives that were discussed at the meeting (such as use of wood fencing, etc.).

A Minor Exception Fence Permit application was submitted at the same time with this proposal. The Minor Exception Committee met on March 9, 2023, at the subject property and discussed options regarding the placement and height of the fence. The applicant requested additional time to consider the design alternatives (such as the distance to pull the fence back from the sidewalk) as well as landscaping screening options. The applicant also needed additional time to be able to discuss the potential fence placement and landscape alternatives with the HSPC (as that may influence the Commission's decision about the fence material). Therefore, the Minor Exception Committee meeting was continued to a date uncertain.

ANALYSIS

The proposed (revised) fence location will provide approximately six feet (6'0") of planter space along Grant Street for landscape screening. To fully screen the vinyl fence, the most likely plant selection would be a hedge type shrub that could grow to 6'0" high and be maintained to fully screen the fence. Several hedge options are available that are a columnar variety and a row could be planted abutting the exterior side of the fence. Staff believes that the proposed fence location pulled back 6'0" will provide sufficient space to provide a dense landscape screen for the fence.

The exception is the sliding gate portion that could not be screened with and significant landscaping or hedge, because a functional driveway would still be needed to the rear parking area behind the house.

However, the revised proposal does not change the material of the fence and the gate, and exposed vinyl paired with the predominantly wood-sided house within a Historic District is still not consistent with City's Historic and Scenic Preservation Manual. If the vinyl fence is fully screened with a hedge and landscaping at all times, then the proposal may be more consistent with the City's Historic and Scenic Preservation Manual and the Secretary of the Interior's Standards.

ENVIRONMENTAL REVIEW

If the proposal is deemed to be consistent with the applicable Secretary of Interior Standards and the City's Historic and Scenic Preservation Manual, then the change would be considered to be satisfactorily mitigated and is a less than significant impact (CEQA Guidelines Section 15064.5(b)(3)). In that case, CEQA Guidelines Section 15303 (New Construction of Small Structures) may be utilized for the project.

If the proposal to use vinyl fencing is deemed to be not consistent with the applicable Secretary of Interior Standards and the City's Historic and Scenic Preservation Manual, then the proposal would likely not be able to use an exemption from environmental review. Significant changes to historic resources are considered to be a potentially significant impact on the environment (CEQA Guidelines Sections 15064.5(b)(1) and 15064.5(b)(2)). Alternatively, CEQA Guidelines Section 15270 may be utilized that pertains to projects which are disapproved.

STAFF RECOMMENDATION

If the Commission agrees that a high landscape hedge (installed and maintained at 6'0" high) is sufficient to meet the City's Historic and Scenic Preservation Manual and the Secretary of the Interior's Standards, then the Commission may make findings to approve COA No. 665 subject to the conditions of approval.

The Commission may also make further suggestions for any changes that may be needed to achieve consistency with the Secretary of the Interior's Standards and the City's Historic and Scenic Preservation Manual. The applicant may make further submittals of other alternative materials or designs, if necessary, and the hearing may be continued.

Alternatively, if the Commission finds that the proposed revisions and conditions of approval are not sufficient to meet the City's Historic and Scenic Preservation Manual and the Secretary of the Interior's Standards, then the Commission may make findings to deny COA No. 665.

MOTION

If the Historic and Scenic Preservation Commission deems it appropriate, staff recommends the following motion:

Motion (for Continuance):

"I move that the Historic and Scenic Preservation Commission continue the public hearing for Certificate of Appropriateness No. 665 (to May 4, 2023, or date to be determined)."

Alternative Motion (for Approval):

"I move that the Historic and Scenic Preservation Commission adopt Resolution No. 2023-02 and approve Certificate of Appropriateness No. 665, subject to conditions of approval, and find that the project is exempt from environmental review in accordance with Section 15303 (New Construction of Small Structures) of the CEQA Guidelines."

Alternative Motion (for Denial):

"I move that the Historic and Scenic Preservation Commission adopt Resolution No. 2023-02 to deny Certificate of Appropriateness No. 665 and find that the project is exempt from environmental review in accordance with Section 15270 (Projects Which Are Disapproved) of the CEQA Guidelines."

ATTACHMENT “D-3”

HSPC Staff Report of May 4, 2023

REQUEST FOR HISTORIC AND SCENIC PRESERVATION COMMISSION ACTION

IV-A. BEVERLY & KENNETH WINCHESTER, APPLICANT

Continued PUBLIC HEARING to consider **Certificate of Appropriateness No. 665** – A request to legalize/approve an existing 6-foot-high, vinyl fence and a rolling slide gate with galvanized steel frame located within the street-side setback along Grant Street. The subject property is located at 232 West Olive Avenue (APN: 0171-244-40-0000) within the Multiple-Family Residential (R-3) District and the Smiley Park Neighborhood Historic & Scenic District (Historic District No. 8). The proposal may qualify for exemption from environmental review in accordance with CEQA Guidelines Section 15303 (New Construction of Small Structures) or Section 15270 (Projects Which Are Disapproved).

HISTORIC AND SCENIC PRESERVATION MEETING: May 4, 2023

Planner: Laylee Hokmollahi, Junior Planner

PROCEDURE FOR PUBLIC HEARING

1. Chairperson declares the meeting open as a public hearing.
2. Chairperson calls upon staff for report.
3. Chairperson calls for questions/comments from members of the Commission.
4. Chairperson calls upon applicant, or its representative, for comments/testimony.
5. Chairperson calls for comments/questions/testimony from members of the public (3 minutes per speaker).
6. Chairperson calls upon the applicant, or representative, for rebuttal comments (5 minutes).
7. Chairperson closes the public hearing.
8. Commission considers the motion(s) and votes.

SYNOPSIS

1. Historic Designation: The subject property is located within Historic District (HD) No. 8, known as the “Smiley Park Neighborhood Historic and Scenic District.” The subject property is not individually designated as a historic resource.

2. Existing Land Use: The property has one existing single-family dwelling with residential use.

3. Historic and Scenic Preservation Commission submittal dates:
   (A) Date Submitted: October 11, 2022
   (B) Date Accepted as Complete: November 3, 2022

(C) Historic and Scenic Preservation Commission Meeting: March 2, 2023
April 6, 2023
May 4, 2023

4. Attachments:
   A) Location Map & Aerial Photograph
   B) Site Photos
   C) HSPC Staff Report of April 6, 2023
   D-1) Resolution No. 2023-11 (for Denial)
   D-2) Resolution No. 2023-11 (for Approval)

PROPOSAL

The applicant is requesting approval of a Minor Certificate of Appropriateness to legalize/approve an existing 6-foot-high, vinyl fence and a rolling slide gate with galvanized steel frame located within the street-side setback (defined as a front yard) adjacent to Grant Street. The fence and gate extends along the western (Grant Street) and northern (rear) property lines at the northwestern rear portion of the lot around a parking area. Site photographs are included as attachment B.

The applicant is proposing to pull the fence and the gate back from the sidewalk to the next fence post (approximately 6'0" back from the sidewalk), install wood veneer or wood slats on the gate only, install redwood trellis in front of each panel, and plant honeysuckles or climbing rose bushes to screen the fence.

BACKGROUND

The Historic and Scenic Preservation Commission held a public hearing on March 2, 2023, received the staff report and the applicant's presentation, and continued the public hearing to April 6, 2023. The Commission continued the public hearing so that the applicant would have more time to contact the fencing company and explore some design alternatives that were discussed at the meeting (such as use of wood fencing, etc.).

The Historic and Scenic Preservation Commission held the continued public hearing on April 6, 2023. The applicant revised their proposal so that the fence and gate would be placed six feet (6'0") back from the sidewalk (to the next available fence post) to create space to provide a 6'0" wide planter area between the sidewalk and the fence (for landscape screening purposes). The Commission received the staff report and the applicant's presentation, and continued the public hearing to May 4, 2023, so that the applicant would have more time to explore more design alternatives that were discussed at the meeting (such as possibly painting the fence, putting wood slats in

front of the fence and gate, etc.). The hearing was continued again to May 4, 2023.

A Minor Exception Fence Permit application was submitted at the same time with this proposal. The Minor Exception Committee previously met on March 9, 2023, at the subject property and discussed options regarding the placement and height of the fence. The applicant requested additional time to consider the design alternatives (such as the distance to pull the fence back from the sidewalk) as well as landscaping screening options. The applicant also needed additional time to be able to discuss the potential fence placement and landscape alternatives with the HSPC (as that may influence the Commission's decision about the fence material). Therefore, the Minor Exception Committee meeting was continued to a date uncertain.

ANALYSIS

The proposed fence location will provide approximately six feet (6'0") of planter space along Grant Street for landscape screening. To fully screen the vinyl fence, the most appropriate plant selection would likely be a tall hedge type shrub that could grow to 6'0" high and be maintained to fully screen the fence. Several hedge plant options were discussed with the applicant that are of a columnar variety, and a row could be planted abutting the exterior side of the fence. Staff believes that the proposed fence location pulled back 6'0" will provide sufficient space to provide a dense landscape screen for the fence.

The applicant is proposing to plant honeysuckle plants or climbing rose bushes on each trellis to screen the fence panels (that sliding gate portion could not be screened with landscape). Honeysuckle tends to have denser foliage and is faster growing compared to a rose bush. The proposed honeysuckle is likely a more appropriate selection due to the density of foliage and the potential to grow to 6'0" high within a few years; however, staff's concern is that this would not have sufficient density of foliage (and thus immediate screening) as compared to the types of plants that were discussed with the applicant (i.e., a dense row of tall columnar type hedges that would provide immediate screening).

Installing wood veneer or wood slats on the gate would be consistent with the Commission's previous suggestions. The redwood trellis in front of each vinyl panel will help to screen the fencing, except that the posts will only be screened with landscaping and may remain somewhat exposed and apparent to plain view from the public right-of-way.

However, the revised proposal does not change the material of the fence and the gate, and exposed vinyl paired with the predominantly wood-sided house within a Historic District is still not consistent with City's Historic and Scenic Preservation Manual. If the vinyl gate is disguised with wood slats and the vinyl fence is fully screened at all times

with redwood trellis and hedge type landscaping (except the posts), then the proposal may be more consistent with the City's Historic and Scenic Preservation Manual and the Secretary of the Interior's Standards. However, a landscape screen would be required to be maintained in place and in good condition at all times by the present owners as well as any future property owners.

ENVIRONMENTAL REVIEW

If the proposal is deemed to be consistent with the applicable Secretary of Interior Standards and the City's Historic and Scenic Preservation Manual, then the change would be considered to be satisfactorily mitigated and is a less than significant impact (CEQA Guidelines Section 15064.5(b)(3)). In that case, CEQA Guidelines Section 15303 (New Construction of Small Structures) may be utilized for the project.

If the proposal to use vinyl fencing is deemed to be not consistent with the applicable Secretary of Interior Standards and the City's Historic and Scenic Preservation Manual, then the proposal would likely not be able to use an exemption from environmental review. Significant changes to historic resources are considered to be a potentially significant impact on the environment (CEQA Guidelines Sections 15064.5(b)(1) and 15064.5(b)(2)). Alternatively, CEQA Guidelines Section 15270 may be utilized that pertains to projects which are disapproved.

STAFF RECOMMENDATION

If the Commission agrees that putting redwood trellises in front of the fence panels, putting veneer or wood slats on the gate and planting honeysuckle, or climbing rose bushes is sufficient to meet the City's Historic and Scenic Preservation Manual and the Secretary of the Interior's Standards, then the Commission may make findings to approve COA No. 665 subject to the conditions of approval.

The Commission may also make further suggestions for any changes that may be needed to achieve consistency with the Secretary of the Interior's Standards and the City's Historic and Scenic Preservation Manual. The applicant may make further submittals of other alternative materials or designs, if necessary, and the hearing may be continued.

Alternatively, if the Commission finds that the proposed revisions and conditions of approval are not sufficient to meet the City's Historic and Scenic Preservation Manual and the Secretary of the Interior's Standards, then the Commission may make findings to deny COA No. 665.

MOTION

If the Historic and Scenic Preservation Commission deems it appropriate, staff recommends the following motion:

Motion (for Denial):

"I move that the Historic and Scenic Preservation Commission adopt Resolution No. 2023-11 to deny Certificate of Appropriateness No. 665 and find that the project is exempt from environmental review in accordance with Section 15270 (Projects Which Are Disapproved) of the CEQA Guidelines."

Alternative Motion (for Continuance):

"I move that the Historic and Scenic Preservation Commission continue the public hearing for Certificate of Appropriateness No. 665 (to June 1, 2023, or date to be determined)."

Alternative Motion (for Approval):

"I move that the Historic and Scenic Preservation Commission adopt Resolution No. 2023-11 and approve Certificate of Appropriateness No. 665, subject to conditions of approval, and find that the project is exempt from environmental review in accordance with Section 15303 (New Construction of Small Structures) of the CEQA Guidelines."

ATTACHMENT “D-4”

HSPC Staff Report of July 6, 2023

REQUEST FOR HISTORIC AND SCENIC PRESERVATION COMMISSION ACTION

IV-A. BEVERLY & KENNETH WINCHESTER, APPLICANT

Continued PUBLIC HEARING to consider **Certificate of Appropriateness No. 665** – A request to legalize/approve an existing 6-foot-high, vinyl fence and a rolling slide gate with galvanized steel frame located within the street-side setback along Grant Street. The subject property is located at 232 West Olive Avenue (APN: 0171-244-40-0000) within the Multiple-Family Residential (R-3) District and the Smiley Park Neighborhood Historic & Scenic District (Historic District No. 8). The proposal may qualify for exemption from environmental review in accordance with CEQA Guidelines Section 15303 (New Construction of Small Structures) or Section 15270 (Projects Which Are Disapproved).

HISTORIC AND SCENIC PRESERVATION MEETING: July 6, 2023

Planner: Laylee Hokmollahi, Junior Planner

PROCEDURE FOR PUBLIC HEARING

1. Chairperson declares the meeting open as a public hearing.
2. Chairperson calls upon staff for report.
3. Chairperson calls for questions/comments from members of the Commission.
4. Chairperson calls upon applicant, or its representative, for comments/testimony.
5. Chairperson calls for comments/questions/testimony from members of the public (3 minutes per speaker).
6. Chairperson calls upon the applicant, or representative, for rebuttal comments (5 minutes).
7. Chairperson closes the public hearing.
8. Commission considers the motion(s) and votes.

SYNOPSIS

1. Historic Designation: The subject property is located within Historic District (HD) No. 8, known as the “Smiley Park Neighborhood Historic and Scenic District.” The subject property is not individually designated as a historic resource.

2. Existing Land Use: The property has one existing single-family dwelling with residential use.

3. Historic and Scenic Preservation Commission submittal dates:
   (A) Date Submitted: October 11, 2022
   (B) Date Accepted as Complete: November 3, 2022

(C) Historic and Scenic Preservation Commission Meeting: March 2, 2023
April 6, 2023
May 4, 2023
June 1, 2023
July 6, 2023

4. Attachments:
   A) Location Map & Aerial Photograph
   B) Site Photos
   C) HSPC Staff Report of May 4, 2023
   D) Exhibits from Applicant
   E) Wood Lattice Examples
   F-1) Resolution No. 2023-15 (for Denial)
   F-2) Resolution No. 2023-15 (for Approval)

PROPOSAL

The applicant is requesting approval of a Minor Certificate of Appropriateness to legalize/approve an existing 6-foot-high, vinyl fence and a rolling slide gate with galvanized steel frame located within the street-side setback (defined as a front yard) adjacent to Grant Street. The fence and gate extends along the western (Grant Street) and northern (rear) property lines at the northwestern rear portion of the lot around a parking area. Site photographs are included as attachment B.

The applicant is proposing to pull the fence and the gate back from the sidewalk to the next fence post (approximately 6’0” back from the sidewalk), paint the fence and the gate, install two green vinyl coated steel trellises in front of each fence panel, and plant climbing rose bushes to screen the fence.

BACKGROUND

The Historic and Scenic Preservation Commission held a public hearing on March 2, 2023, received the staff report and the applicant’s presentation, and continued the public hearing to April 6, 2023. The Commission continued the public hearing so that the applicant would have more time to contact the fencing company and explore some design alternatives that were discussed at the meeting (such as use of wood fencing, etc.).

The Historic and Scenic Preservation Commission held the continued public hearing on April 6, 2023. The applicant revised their proposal so that the fence and gate would be placed six feet (6’0”) back from the sidewalk (to the next available fence post) to create space to provide a 6’0” wide planter area between the sidewalk and the fence (for

landscape screening purposes). The Commission received the staff report and the applicant's presentation, and continued the public hearing to May 4, 2023, so that the applicant would have more time to explore more design alternatives that were discussed at the meeting (such as possibly painting the fence, putting wood slats in front of the fence and gate, etc.). The hearing was continued again to May 4, 2023.

The Historic and Scenic Preservation Commission held the continued public hearing on May 4, 2023. The applicant revised their proposal so that the fence and gate would be placed six feet (6'0") back from the sidewalk (to the next available fence post), paint the gate only, put redwood trellises in front of fence panels (one in front of each panel along Grant Street only), and plant Star Jasmine to screen the fence which would not include the gate. The Commission received the staff report and the applicant's presentation, and continued the public hearing to June 1, 2023, so that the applicant would have more time to explore a wider type of wood trellis that was suggested by the Commission (shown as "Attachment E") and provide a sample paint color for painting the fence and gate.

On June 1, 2023, the Historic and Scenic Preservation Commission continued the public hearing to July 6, 2023 per the applicant's request.

A Minor Exception Fence Permit application was submitted at the same time with this proposal. The Minor Exception Committee previously met on March 9, 2023, at the subject property and discussed options regarding the placement and height of the fence. The applicant requested additional time to consider the design alternatives (such as the distance to pull the fence back from the sidewalk) as well as landscaping screening options. The applicant also needed additional time to be able to discuss the potential fence placement and landscape alternatives with the HSPC (as that may influence the Commission's decision about the fence material). Therefore, the Minor Exception Committee meeting was continued to a date uncertain.

ANALYSIS

The proposed fence location will provide approximately six feet (6'0") of planter space along Grant Street for landscape screening. To fully screen the vinyl fence, the most appropriate plant selection would likely be a tall hedge type shrub that could grow to 6'0" high and be maintained to fully screen the fence. Several hedge plant options were discussed with the applicant that are of a columnar variety, and a row could be planted abutting the exterior side of the fence. Staff believes that the proposed fence location pulled back 6'0" will provide sufficient space to provide a dense landscape screen for the fence.

Painting the fence and the gate would be consistent with the Commission's previous suggestions. However, the proposal of installing two green vinyl-coated trellises in front

of each fence panel would not be consistent with the wooden trellis that was suggested by the Commission previously (shown in Attachment E) and does not have enough coverage to screen the width of each fence panel.

The applicant is also proposing to plant climbing rose bushes to screen the fence panels, not including the sliding gate. The proposed rose bushes drop their leaves in the fall or early winter and would not be an appropriate screening option. Staff believes Star Jasmine, which was proposed at the May 4th meeting, is evergreen and tends to have denser foliage compared to rose bushes and may be more appropriate. The types of plants that were discussed with the applicant (i.e., a dense row of tall columnar type hedges that would provide immediate screening), would be appropriate options as well. Overall, staff believes the current proposal is not consistent with the suggestions received by the Commission at the May 4th meeting.

However, the revised proposal does not change the material of the fence and the gate. The residence is a predominantly wood-sided structure within a Historic District and the fencing material and gate proposed is still not consistent with the City's Historic and Scenic Preservation Manual. If the vinyl gate is disguised with paint color, and the vinyl fence is painted and fully screened at all times with wooden trellises (see Attachment E) with a tall dense hedge-type landscaping (except the posts), then the proposal may be more consistent with the City's Historic and Scenic Preservation Manual and the Secretary of the Interior's Standards. However, a landscape screen would be required to be maintained in place and in good condition at all times on all three sides (north, south and west) by the present owners as well as any future property owners.

ENVIRONMENTAL REVIEW

If the proposal is deemed to be consistent with the applicable Secretary of Interior Standards and the City's Historic and Scenic Preservation Manual, then the change would be considered to be satisfactorily mitigated and is a less than significant impact (CEQA Guidelines Section 15064.5(b)(3)). In that case, CEQA Guidelines Section 15303 (New Construction of Small Structures) may be utilized for the project.

If the proposal to use vinyl fencing is deemed to be not consistent with the applicable Secretary of Interior Standards and the City's Historic and Scenic Preservation Manual, then the proposal would likely not be able to use an exemption from environmental review. Significant changes to historic resources are considered to be a potentially significant impact on the environment (CEQA Guidelines Sections 15064.5(b)(1) and 15064.5(b)(2)). Alternatively, CEQA Guidelines Section 15270 may be utilized that pertains to projects which are disapproved.

STAFF RECOMMENDATION

Staff believes the applicant's current proposal does not align with the Commission's previous suggestions, and therefore is not consistent with the City's Historic and Scenic Preservation Manual and the Secretary of Interior Standards. The proposed trellis type is not consistent with the type that was previously suggested, and the planting type does not provide appropriate screening.

The Commission may make further suggestions for any changes that may be needed to achieve consistency with the Secretary of the Interior's Standards and the City's Historic and Scenic Preservation Manual.

Alternatively, if the Commission finds that the proposed revisions and conditions of approval are not sufficient to meet the City's Historic and Scenic Preservation Manual and the Secretary of the Interior's Standards, then the Commission may make findings to deny COA No. 665.

MOTION

If the Historic and Scenic Preservation Commission deems it appropriate, staff recommends the following motion:

Motion (for Denial):

"I move that the Historic and Scenic Preservation Commission adopt Resolution No. 2023-15 to deny Certificate of Appropriateness No. 665 and find that the project is exempt from environmental review in accordance with Section 15270 (Projects Which Are Disapproved) of the CEQA Guidelines."

Alternative Motion (for Continuance):

"I move that the Historic and Scenic Preservation Commission continue the public hearing for Certificate of Appropriateness No. 665 (to August 3, 2023, or date to be determined)."

Alternative Motion (for Approval):

"I move that the Historic and Scenic Preservation Commission adopt Resolution No. 2023-15 and approve Certificate of Appropriateness No. 665, subject to conditions of approval, and find that the project is exempt from environmental review in accordance with Section 15303 (New Construction of Small Structures) of the CEQA Guidelines."

City Council/Financing Authority Meeting **AGENDA ITEM NO. K.1.**

DATE: 09/19/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Appeal of a decision by the Historic and Scenic Preservation Commission that denied Certificate of Appropriateness Permit No. 665 by appellants Beverly and Kenneth Winchester
(Mayor to declare the meeting open as a public hearing)

a. PUBLIC HEARING to consider Resolution No. 8514 denying the Appeal and upholding the decision by the Historic & Scenic Preservation Commission to deny Minor Certificate of Appropriateness No. 665, a request to legalize/approve an existing 6-foot-high vinyl fence and a rolling gate within the street-side setback for the property located at 232 West Olive Avenue (APN: 0171-244-40-0000) in the Multiple-Family Residential (R-3) District and the Smiley Park Neighborhood Historic and Scenic District (Historic District No. 8) (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):

If the City Council concurs with staff's recommendation, the following motion is provided:

I move to adopt Resolution No. 8514 and deny the Appeal, and uphold the decision of the Historic & Scenic Preservation Commission to deny Minor Certificate of Appropriateness No. 665.

COMMISSION RECOMMENDATION:

Staff recommends that the City Council deny the Appeal, and uphold the Historic & Scenic Preservation Commission's decision to deny Minor Certificate of Appropriateness No. 665 based upon the evidence in the record and the analysis in this report.

BACKGROUND:

The appellant filed their Appeal (Attachment A) on July 13, 2023, within the required ten days after the decision by the Historic & Scenic Preservation Commission on July 6, 2023.

A) Project Description

Beverly and Kenneth Winchester submitted an application to legalize/approve a 6-foot-high vinyl fence and a rolling slide gate placed within the street-side setback along Grant Street. The vinyl fence and gate were installed by the applicant in April 2022 without any building permits, and without the required approval of a Minor Certificate of Appropriateness and Minor Exception Permit. The subject property is located at 232 West Olive Avenue (Attachment B - Location Map and Aerial Photograph) in the Multiple-Family Residential (R-3) District. The home is not an individually designated historic resource; however, the property is within the Smiley Park Neighborhood Historic and Scenic District (Historic District No. 8). On July 6, 2023, the Historic & Scenic Preservation Commission (HSPC) voted to deny the Minor Certificate of Appropriateness application. The appellant has filed an Appeal to reverse the decision of the HSPC.

B) Property History

Based on the Historic Inventory Sheet (Attachment C) associated with the subject parcel, the one-story residence was constructed in 1898 and is Victorian style. The following is the description from the Historic Inventory Sheet prepared by Helen Watts:

"The subject property has a Victorian Cottage-style one-story house with a brick chimney, a hip-composition roof with slight bell cast, and exposed rafters. There is a shingled gable with overhang and double windows on all four sides at the attic level, and a decorated frieze. The porch roof is supported by turned pillars, and the porch has wood railing. The main entry is in the front at the center, with a second entry on the left side. Entrance doors are wood paneled with a glass panel at the top. Both entrances have cement steps with cobble stone rails. Sash type windows have wooden moldings. The house has wooden overlapping siding and there is a decorative crest at the roof ridge."

The Sanborn map from 1900 shows the main dwelling at the exact same location and footprint of the present structure. Between 1900 and 1908, a garage was built on the north side of the main dwelling. Between 1938 and 2007, a carport was added next to the garage. Aerial maps from 2004 to 2019 show the same landscaping that was subsequently removed (in early 2022) and replaced with the current vinyl fence. The property owner stated that the fence was constructed in April 2022 (Attachment D - Site Photographs), and replaced shrubs (shown in Attachment E) with the existing fence for the stated purpose of saving water, increasing security, and providing privacy for a future small pool.

The appellant filed their Appeal on July 13, 2023, within the required ten days after the HSPC's decision on July 6, 2023.

C) Historic & Scenic Preservation Commission

The project was originally reviewed by the HSPC on March 2, 2023. At that time, the Commission received the staff report and the applicant's presentation and continued the public hearing to April 6, 2023 so that the applicant would have more time to contact the fencing company and explore some design alternatives that were discussed at the meeting (such as use of wood fencing, etc.).

A Minor Exception Fence Permit application was submitted concurrently with this proposal. As defined by Section 18.08.585 of the Redlands Municipal Code (RMC), "A side yard adjacent to a street shall be the same as a front yard." Therefore, pursuant to RMC Section 18.168.020 (B), "Fences and walls not to exceed six feet (6') in height shall be permitted along the side and rear property lines, except that no fence or wall exceeding three feet (3') in height shall be located within any required front yard area." However, RMC Section 18.168.050 provides for the granting of minor exceptions to the fencing development standards. The Minor Exception Committee met on March 9, 2023 at the subject property, and discussed options regarding the placement and height of the fence. The applicant requested additional time to consider the design alternatives (such as the distance to pull the fence back from the sidewalk) as well as potential landscape screening options. The applicant also needed additional time to be able to discuss the potential fence placement and landscape alternatives with the HSPC (as that may influence the Commission's decision about the fence material). Therefore, the Minor Exception Committee meeting was continued to a date uncertain.

The HSPC held the continued public hearing on April 6, 2023. At this meeting, the applicant's proposal was to relocate the fence and the gate further back from the sidewalk to the next fence post (approximately 6'0" back from the sidewalk), to create space to provide a planter area between the sidewalk and the fence for screening purposes. The applicant also proposed installing landscaping (such as a high hedge up to the height of the fence) to screen the vinyl fence, but the sliding gate portion would not be screened. At the April 6 HSPC meeting, the Commission received the staff report and the applicant's presentation, and then continued the public hearing to May 4, 2023 so that the applicant would have more time to explore other design alternatives that were discussed at the meeting (e.g. painting the fence, installing wood slats in front of the fence and gate).

The HSPC held the continued public hearing on May 4, 2023. At this time, the applicant proposed to only paint the gate, install one redwood trellis in front of each fence panel, and plant Star Jasmine along Grant Street to screen the fence. The Commission received the staff report and the applicant's presentation, and continued the public hearing to June 1, 2023 so that the applicant would have more time to explore other types of wood trellis that were suggested by Commissioners (see Attachment F) and provide a sample paint color (wood color preferred) for the fence and gate.

On June 1, 2023, at the applicant's request, the HSPC continued the public hearing to July 6, 2023.

The HSPC held the continued public hearing on July 6, 2023. At this meeting, the applicant's proposal was to paint the gate, install two green vinyl-coated steel trellises in front of each fence panel, and plant climbing rose bushes and Star Jasmine to screen the fence on three exterior sides (north, south, and west). The Commission did not find the applicant's proposal consistent

with previous suggestions. The Commissioners discussed appropriate alternatives with the applicant (such as paint the entire fence and gate, use wider wood trellises that cover the entire fence panel, and plant only Star Jasmine or an alternative dense foliage). The applicant was not willing to change their proposal; therefore, the Commission voted to deny the Minor Certificate of Appropriateness application.

D) Analysis

Certificate of Appropriateness

A "Certificate of Appropriateness" is a permit process that ensures any proposed changes or alterations to designated historic properties and structures located within a historic district are compatible and consistent with the historic character and architectural qualities of the subject property or district. Section 2.62.200(D) of the Redlands Municipal Code states: “Certificates of appropriateness for minor improvements where proposed work does not adversely affect the exterior architectural features of the historic resource nor adversely affect the character or historical, architectural, or aesthetic interest or value of the resource and its site, may be approved by the preservation officer. The preservation officer shall inform the commission in writing of decisions regarding minor alterations.” In this case, the fence is considered a "minor improvement" subject to approval or denial from the staff historic preservation officer. Rather than deny the application, the historic preservation officer chose to elevate this application to the HSPC for decision, to avoid requiring the applicant to appeal the staff decision. As detailed in this report, the HSPC denied the application which is the subject of this appeal to the City Council.

Secretary of the Interior's Standards and Guidelines:

The existing fence does not meet the recommended guidelines of the Secretary of the Interior's Standards due to the existing fence material’s incompatibility with historic building materials and historic style. The Secretary of the Interior’s *Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings* states, “The relationship of buildings to each other, setbacks, fence patterns, views, driveways and walkways, and street trees and other landscaping together establish the character of a district or neighborhood”. Regarding fencing, the Guidelines explain that protective fencing for security may be installed in historic districts/neighborhoods if it is as unobtrusive as possible and should take into consideration the location of the fencing and its visibility so that the fencing does not negatively impact the historic character of the setting.

City of Redlands Historic and Scenic Preservation Design Manual:

The Victorian style is well established in Redlands, with row upon row of Victorian homes in the areas around Olive Avenue, Highland Avenue, and Cajon. The predominant material used is typically wood, wood siding, wood shingles, stone, brick, and masonry. The guidelines state, “Most of the houses would be nearly impossible to duplicate today” and “...in the construction of new buildings in historic areas, materials should be the same as or representative of those used in original construction” (page 4/1-7).

Regarding decorative elements, the guidelines state, “Architectural detailing is a key factor in all of these styles… landscape elements such as sculpture, fence details, and plant materials should

be used in a way that will enhance the historical character of the structure and the site....” (page 4/1-7).

E) Appeal Filed

On July 13, 2023, the applicant filed an Appeal to reverse the decision of the Commission. The appellant’s grounds for appeal state:

> “I am writing to appeal the denial of my claim for an existing vinyl fence so I may increase security and provide security for a small fiberglass exercise pool I plan on putting in next year. When we had the fence contractor over, he said I did not need a permit because it was not over 6 feet tall and not a special fence. I have 15 pictures of 6 feet vinyl fences and gates within 5 blocks of my house.”

F) Staff Response to Appeal

The subject property is within the Smiley Park Historic & Scenic District. The original application was reviewed by the Historic & Scenic Preservation Commission in four meetings to allow the appellant sufficient time to consider alternative materials and designs. The Commission has previously approved other fences located in historic districts only when they were wood fences or otherwise compatible with the historic properties. In this case, the appellant had declined to make any substantive changes to their proposal after four meetings. The Commission felt they were left with no choice but to deny the application due to the inappropriate material of the fence and screening (i.e., vinyl fencing and vinyl-coated steel trellises for a landscape screen) and the applicant’s unwillingness to change the proposed materials.

The appellant states that a total of fifteen properties within five blocks of 232 West Olive Avenue also have vinyl fences. However, staff reviewed the addresses and determined that only three of the properties are within a historic district and have unpermitted vinyl fences. One property located directly across Grant Street from the subject property (at 304 W. Olive Avenue) has both a Certificate of Appropriateness and a Minor Fence Exception Permit for an existing 6-foot-high wooden fence around the rear yard, and although it is similar in height and placement, it is not comparable because it uses appropriate wood materials.

Over the course of four meetings during which the public hearings were continued, the HSPC made multiple suggestions for alternative materials and designs that the applicant could consider. The applicant declined to make any substantive or significant changes to the vinyl fence and proposed to provide a landscape screening in front of the fence. The Commissioners made several suggestions for wood trellises (see Attachment F) so that climbing vines or landscaping could totally screen the vinyl fence panels, and also considered a treatment to paint the fence and the gate (to simulate wood appearance). The applicant refused to consider using wood, refused to consider painting the fence, and returned with a proposal for vinyl-coated steel trellises (however, the small size of trellises would not be sufficient to provide any substantial screening - see Attachment G).

The Commissioners cited their objective for the fence material to be consistent with the style of house on the property (i.e., use wood fence panels or at least treat the vinyl panels to create a wood appearance) as well as achieve appropriateness for the surrounding historic district. The city’s Historic and Scenic Preservation Manual identifies the house as Victorian style, which utilizes predominantly wood siding plus wooden trim and treatments. Surrounding houses within

the same historic district are likewise Victorian and utilize predominantly wood siding. Therefore, only a wood fence and gate would be fully appropriate and consistent with the subject property and historic district.

ENVIRONMENTAL REVIEW:

For the denial of Minor COA No. 665, the proposal qualified for exemption from environmental review in accordance with Section 15270 of the California Environmental Quality Act (CEQA) Guidelines. Section 15270 (Projects Which Are Disapproved) states that CEQA does not apply to projects which a public agency rejects or disapproves.

Prior to considering any possible approval of Minor COA No. 665, the proposal must be found to be exempt from CEQA, or else an Initial Study must be prepared to evaluate the proposal's compliance with CEQA and the relevant threshold criteria pertaining to impacts on historic properties (CEQA Guidelines Section 15064.5). The HSPC declined to find the proposed vinyl fence to be consistent with the city's Historic and Scenic Preservation Manual or the Secretary of the Interior Standards pertaining to historic properties and structures, which therefore precluded using a common exemption category under CEQA Guidelines Section 15303 (New Construction of Small Structures).

The HSPC made multiple efforts over four meetings to explore potential design alternatives with the applicant/appellant.

The suggested alternatives may have helped the appellant achieve some level of consistency with the applicable historic design guidelines (which if found consistent, would have enabled using the CEQA exemption). If the proposal is deemed to be consistent with the city's Historic & Scenic Preservation Manual and the applicable Secretary of Interior Standards, then the fence material and its impacts on the subject property (as well as the surrounding Smiley Park Historic and Scenic District) could then be considered to be satisfactorily mitigated and would be a less than significant impact. CEQA Guidelines Section 15064.5(b)(3) states that generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource.

The HSPC frequently seeks and emphasizes compliance with the applicable Secretary of Interior Standards prior to determining if a proposal may be found exempt from CEQA. If a proposal is found to be consistent, then CEQA Guidelines Section 15303 (New Construction of Small Structures) may be utilized for the project. The Commission has previously requested changes to project designs or materials in numerous other applications for the purpose of achieving consistency and also utilize a CEQA exemption. However, at the present time, this current proposal does not appear to qualify for a CEQA exemption (due to the proposed fence height and design, prominent appearance of vinyl material, and lack of any substantial exterior treatment or screening).

ALTERNATIVES:

1. The City Council may continue the public hearing to allow for additional information; or

2. The City Council may overturn the Historic & Scenic Preservation Commission's decision to deny Minor Certificate of Appropriateness No. 665, and thereby approve the appellant's request to legalize the 6'0" vinyl fence and gate (or subject to additional Conditions of Approval if deemed appropriate). Note: The City Council would need to determine and find that the appellant's proposal is consistent with the applicable Secretary of the Interior's Standards (so that a CEQA exemption may be utilized).

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:
Laylee Hokmollahi, Junior Planner
Brian Foote, City Planner/Planning Manager

Attachments

Attachment A - Appeal Form
Attachment B - Location Map & Aerial
Attachment C - Historic Inventory Sheet
Attachment D - Site Photographs
Attachment E - Previous Landscaping
Attachment F - Appropriate Wood Lattice Examples
Attachment G - Exhibits from Applicant
Attachment H - HSPC Staff Reports
Attachment I - HSPC Resolution No. 2023-15
Attachment J - Council Resolution No. 8514

RESOLUTION NO. 8536

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS UPHOLDING THE APPEAL AND APPROVING MINOR CERTIFICATE OF APPROPRIATENESS NO. 665.

WHEREAS, Beverly Winchester, applicant and property owner, submitted an application for Certificate of Appropriateness No. 665 to legalize and approve an existing 6-foot-high vinyl fence and rolling slide gate with galvanized steel frame for the property located at 232 West Olive Avenue (APN: 0171-244-40-0000) within the Smiley Park Neighborhood Historic and Scenic District (Historic District No. 8); and

WHEREAS, the Historic & Scenic Preservation Commission held public hearings on March 2, 2023, April 6, 2023, May 4, 2023, and July 6, 2023, at which time the Commission considered the staff report, oral report, the testimony and the written evidence submitted by and on behalf of the applicant and by members of the public; and

WHEREAS, following the public hearing on July 6, 2023, the Historic & Scenic Preservation Commission denied the application for Certificate of Appropriateness No. 665 based on the facts and findings contained in Resolution No. 2023-15 adopted by the Commission on July 6, 2023; and

WHEREAS, Beverly Winchester ("Appellant"), filed a timely Appeal application on July 13, 2023, requesting to overturn the Historic and Scenic Preservation Commission's decision to deny Certificate of Appropriateness Permit No. 665; and

WHEREAS, in accordance with Government Code section 65090, on or about September 8, 2023, the City Clerk gave notice by publication in a newspaper of general circulation of the holding of a public hearing at which the Appeal and Certificate of Appropriateness Permit No. 665 would be considered by City Council; and

WHEREAS, on September 19, 2023, the City Council held a duly noticed public hearing to consider the Appeal of the Historic & Scenic Preservation Commission's decision to deny Certificate of Appropriateness No. 665, and considered the findings and the verbal and written testimony of City Staff, the appellant, and public comments from members of the public, and was continued to an unspecified date; and

WHEREAS, in accordance with Government Code section 65090, on or about December 7, 2023, the City Clerk gave notice by publication in a newspaper of general circulation of the holding of a public hearing at which the Appeal and Certificate of Appropriateness Permit No. 665 would be considered by City Council; and

WHEREAS, on December 19, 2023, the City Council held a duly noticed public hearing to consider the Appeal of the Historic & Scenic Preservation Commission's decision to deny Certificate of Appropriateness No. 665, and considered the findings and the verbal and written testimony of City Staff, the appellant, and public comments from members of the public; and

WHEREAS, the applicant has agreed to make changes to the proposed project that will mitigate the environmental impacts on historic resources, and the proposed project therefore qualifies for exemption from environmental review in accordance with Section 15303 (New Construction of Small Structures) of the CEQA Guidelines.

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

Section 1. California Environmental Quality Act. The approval of Certificate of Appropriateness No. 665 is exempt from environmental review in accordance with Section 15303 (New Construction of Small Structures) of the CEQA Guidelines, subject to the applicant complying with the conditions of approval.

Section 2. Findings for Upholding the Appeal. The City Council approves the Appeal and overturns the decision of the Historic & Scenic Preservation Commission that denied Certificate of Appropriateness No. 665, based upon the following findings:

a) The applicant/appellant has agreed to implement exterior treatments consistent with the Historic & Scenic Preservation Commission's previous suggestions (e.g., changing the appearance of the exterior side of the fence and gate to not resemble vinyl, and install wooden trellises that will cover the whole fence panels and provide opaque landscape screening). Therefore, the proposal with the Conditions of Approval, (included as Exhibit A attached to this resolution) would be consistent with the city's Historic & Scenic Preservation Manual and the applicable Secretary of Interior's Standards.

Section 3. Approval of Appeal. The City Council hereby upholds the Appeal and approves Minor Certificate of Appropriateness No. 665, subject to the attached conditions of approval.

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

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, do 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:
NOES:
ABSENT:
ABSTAINED:

_____
Jeanne Donaldson, City Clerk

EXHIBIT A
DEVELOPMENT SERVICES DEPARTMENT
CONDITIONS OF APPROVAL
CERTIFICATE OF APPROPRIATENESS NO. 665

1. This approval is to legalize and approve an existing 6-foot-high vinyl fence and rolling slide gate with galvanized steel frame for the property located at 232 West Olive Avenue (APN: 0171-244-40-0000) within the Smiley Park Neighborhood Historic and Scenic District (Historic District No. 8).

2. Unless construction has commenced pursuant to a building permit, this permit/approval shall expire in eighteen (18) months from the approval date. This permit/approval can be extended by staff per RMC Section 2.62.200(K) for a period not to exceed thirty-six (36) months.

3. The applicant or property owner shall paint the exterior side of the fence and gate with a non-reflective flat white color (or similar color with a non-reflective and non-glossy finish) to mitigate the appearance of the fence/gate and not appear to be vinyl material. The painting shall be completed no later than March 12, 2024.

4. The exterior sides of the fence on the south (Olive Ave.) and west (Grant St.) sides shall include lattice (approximately five to six feet high) installed across the width of the fence panel to provide surfaces for climbing vines or shrubs on the exterior of the fence for landscape screening purposes. Landscape screening is required in addition to the applicant painting the exterior sides of the fence panels a flat white color.

5. The property owner(s) shall be responsible for maintaining the painting and landscape screening on the trellises installed on the exterior sides of the fence. This permit/approval is conditional upon the full screening of the vinyl fence material in order to be consistent with the City's Historic Design Manual.

    a) If the paint on the fence and the gate, trellises on the exterior sides of the fence panels, and landscape screening is removed or the landscaping substantially reduced in the future, then the property owner at that time shall be responsible for replacing the vinyl fence with a wood fence to achieve consistency with the City's Historic Design Manual and the Secretary of Interior Standards, and may be subject to additional subsequent review by the Historic & Scenic Preservation Commission. The property owner shall install the replacement wood fence within sixty (60) days of notification of the Commission's decision or the Development Services Director's determination, whichever is applicable.

6. 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 the Development Services Director or designee.

7. 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 and in an amount satisfactory to the City, 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 acknowledgment 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.

City Council Meeting **H. 3.**

DATE: 12/19/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Consideration of Resolution No. 8528 - Adopting In-lieu fee amounts for compliance with the City's Inclusionary Housing Requirements
(Mayor to declare meeting open as a public hearing)

a. Consideration of a determination of exemption pursuant to Sections 15061(b)(3) of the California Environmental Quality Act Guidelines.
b. Public Hearing to consider Resolution No. 8528 to adopt In-lieu Fees for the City's Inclusionary Housing program

(Development Services Director Desatnik)

PROCEDURE FOR PUBLIC HEARING:

1. Mayor declares the meeting open as a public hearing.
2. Mayor calls upon Department Director for report.
3. Mayor calls for questions/comments from members of the City Council.
4. Mayor calls for comments/questions/testimony from members of the public (3 minutes per speaker).
5. Mayor calls upon City Clerk to note any written comments received.
6. Mayor closes the public hearing.
7. City Council considers the motion and votes.

MOTION(S):

I move to adopt Resolution No. 8528, and find that the Resolution is exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3) of the California Environmental Quality Act Guidelines.

RECOMMENDATION:

Staff recommends that the City Council adopt Resolution No. 8528.

DISCUSSION:

At the June 20, 2023 meeting, the City Council adopted an Inclusionary Housing Ordinance (Attachment B) that requires a certain percentage of affordable housing units be provided. The ordinance 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. Details on the Inclusionary Housing Ordinance can be found in the Agenda Report for the June 20, 2023 meeting (Attachment C).

Payment of an In-lieu fee is one of the alternative means of compliance provided for by the Inclusionary Ordinance. For-sale developments and rental developments of less than 23 units have the option of paying an in-lieu fee by-right. For a rental housing development with greater than 22 units, the Inclusionary Housing Ordinance 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.

The City's consultant, Keyser Marston Associates, recently updated the Inclusionary Housing In-lieu Fee Analysis (Attachment D) and made small adjustments to the recommended In-lieu Fees.

The recommended fee for For-Sale housing is $9.10 per square foot, up from previously recommended $8.80. This was due to interest rates which increased from 6.14% in April to 7.7% in October, which decreases the Affordable Sales Price. During the same period, the market rate sales prices stayed relatively flat. The combination resulted in increases to the affordability gaps.

The recommended fee for Apartment developments is $18.10 per square foot, down from $19.80. This was due to an increase in the median income of approximately 7%, which increased the Affordable Rents. The market rents stayed relatively flat during the 9 months between rent surveys. The result is a reduction in the Affordability Gap.

ALTERNATIVES:

The City Council can continue this item and request additional information from staff.

STRATEGIC PLAN:

Priority A - Quality of Life, Strategic Objective 2. Economic Vitality

SUBMITTED BY:
Brian Desatnik, Development Services Director

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

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

Fiscal Impact

Discussion:
NA

Attachments

Attachment A: Resolution 8528 Adopting In-lieu Fees
Attachment B: Inclusionary Housing Ordinance
Attachment C: June 20, 2023 Agenda Report
Attachment D: Updated Inclusionary Housing In-lieu Fee Analysis

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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:
NOES:
ABSENT:
ABSTAIN:

_____
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

ORDINANCE NO. 2959

AN ORDINANCE OF THE CITY OF REDLANDS AMENDING TITLE 18 (ZONING REGULATIONS) OF THE REDLANDS MUNICIPAL CODE BY ADDING CHAPTER 18.230 FOR AN INCLUSIONARY HOUSING PROGRAM FOR THE CITY OF REDLANDS

WHEREAS, the City has initiated Ordinance Text Amendment No. 367 in accordance with Chapter 18.204 of the Redlands Municipal Code; and

WHEREAS, the Planning Commission finds that the City of Redlands faces a serious housing problem and the lack of access to affordable housing has a direct impact upon the health, safety, and welfare of the residents of the City; and

WHEREAS, the California Legislature has consistently recognized the continuing need for affordable housing in California, stating in Government Code Section 65580, that "the availability of housing is of vital statewide importance, and the early attainment of decent housing... is a priority of the highest order" and, further, that, "local... governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community"; and

WHEREAS, affordable housing is regulated by a variety of state and local laws, ordinances, and policies, and the Regional Housing Needs Assessment (RHNA) requires the City to provide for the development of a specified number of housing units. The City's Housing Production allocation for the 2021-2029 allocation cycle calls for the development of 2,234 new affordable housing units as follows: 652 units are needed for moderate-income households; 615 units are needed for low-income households and 967 units are needed for very low and extremely low-income households; and

WHEREAS, the City desires to explore and, to the extent feasible, use all available tools to meet its mandated regional housing goals; and

WHEREAS, a lack of new units affordable to very-low, low and moderate-income households within the City will have a substantially negative impact because: (1) housing will have to be built far from employment centers, which will increase commuting and negatively impact traffic, air and noise pollution, and (2) the City and employers within the City will find it difficult to recruit and retain employees; and

WHEREAS, the City Council considered the findings, recommendations, and analysis contained in the report entitled Inclusionary Housing: Policy Recommendations (dated January 23, 2023) and the report entitled Inclusionary Housing: Financial Evaluation (dated January 23, 2023), both prepared by Keyser Marston Associates, and has determined that it is in the furtherance of the public health, safety, and welfare to require new Residential Development to incorporate affordable housing units within their development or otherwise take measure to further the development of affordable housing within the City; and

WHEREAS, the State of California requires each city to develop a general plan establishing policies for future development. As specified in the Government Code, the general plan must: (i) encourage the development of a variety of housing types for all income levels; (ii) assist in the development of adequate housing to meet the needs of low and moderate-income households; and (iii) conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action; and

WHEREAS, the City has authority under its police power to protect the public health, safety, and welfare, by imposing land use regulations that that will provide additional housing that is affordable to all income levels that is dispersed throughout the City; and

WHEREAS, the implementation of an inclusionary housing requirement in accordance with this proposed ordinance will provide a mechanism for all Residential Development containing ten (10) or more units to provide a contribution to affordable housing consistent with the goals of the City's adopted Housing Element; and the implementation of the ordinance will aid the City in achieving the goal of making affordable housing diverse, dispersed, and inclusionary; and

WHEREAS, an affordable inclusionary housing requirement for all new developments containing ten (10) or more residential units, in the City of Redlands will serve to contribute to meeting the City's overall future need of affordable housing and to help meet its RHNA allocations; and

WHEREAS, on February 14, 2023, the Planning Commission held a noticed public hearing and considered the staff report, oral report, the testimony and written evidence submitted by City staff; and

WHEREAS, on February 14, 2023, the Planning Commission held a noticed public hearing and considered the testimony and any written evidence submitted by the public; and

WHEREAS, on April 25, 2023, the Planning Commission held a noticed public hearing and considered the staff report, oral report, the testimony and written evidence submitted by City staff; and

WHEREAS, on April 25, 2023, the Planning Commission held a noticed public hearing and considered the testimony and any written evidence submitted by the public; and

WHEREAS, on April 25, 2023, the Planning Commission unanimously recommended to the City Council that Ordinance Text Amendment No. 367 be approved; and

WHEREAS, in accordance with Government Code section 65090, on or about May 26, 2023, the City Clerk gave notice by publication in a newspaper of general circulation of the holding of a public hearing at which Ordinance No. 2959 would be considered by City Council; and

WHEREAS, on June 20, 2023, the City Council held a noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, Ordinance No. 2959; and

WHEREAS, adoption of the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15061(b)(3) of the California Environmental Quality Act Guidelines; and

WHEREAS, after closing the public hearing and deliberating upon the matter, the City Council finds that approval of the proposed amendment to Title 18 (Zoning Regulations) of the Redlands Municipal Code will be in the best interests of the public health, safety, and general welfare.

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

SECTION 1. California Environmental Quality Act. The proposed Ordinance Text Amendment No. 367 qualifies for exemption from environmental review and the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3). Under section 15061(b)(3), the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the project is exempt from CEQA. This Ordinance Text Amendment will not affect the physical environment by permitting a new use or intensifying an existing use. Instead, the Ordinance Text Amendment establishes affordable housing requirements through a range of means for individual projects. There is no potential for the changes to result in a significant effect on the environment.

SECTION 2. APPROVAL OF ORDINANCE TEXT AMENDMENT NO. 367. The proposed amendment to Title 18 (Zoning Regulations) of the Redlands Municipal Code is hereby adopted to add Chapter 18.230, entitled "Inclusionary Housing," which shall read as follows:

"CHAPTER 18.230 INCLUSIONARY HOUSING"

18.230.010: PURPOSE:

The City's purpose in enacting this title are as follows:

(a) To ensure the development and availability of decent, affordable housing to a broad range of households with varying income levels throughout the City.

(b) To promote the City's goal to add affordable housing units to the City's housing stock.

(c) To ensure the long-term affordability of units and availability for income-eligible households in years to come.

(d) To ensure that the private sector, in addition to public sector, participates in the provision of affordable housing for current and future residents of the City of Redlands.

(e) To ensure that affordable housing will be dispersed throughout the City and not be segregated from market-rate housing.

18.230.020: DEFINITIONS:

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this title, except where the context clearly indicates a different meaning:

"*Affordable Housing Cost*" means the housing cost for for-sale Inclusionary Units as defined by California Health & Safety Code section 50052.5 for owner occupied housing, as applicable to the moderate-income households.

"*Affordable Housing Agreement*" means a legally binding agreement between an applicant and the City, in a form and substance satisfactory to the City Manager and City Attorney and suitable for recording, setting forth those provisions necessary to ensure that the requirements of this chapter are, and will continue to be, satisfied.

"*Affordable Rent*" means the affordable rent for rental dwelling units as defined in California Health and Safety Code Section 50053.

"*Affordable Sales Price*" means the maximum sales price for which a for-sale Inclusionary Unit may be sold, that will result in the purchaser paying an Affordable Housing Cost for the for-sale Inclusionary Unit, assuming a benchmark mortgage interest rate and minimum down payment as may be established by the City from time to time.

"*Applicant*" or "*developer*" means a person, persons, or entity that applies to the City for one or more discretionary or residential permits required for the development of a Residential Development and also includes the owner or owners of the property if the Applicant does not own the property on which the development is proposed.

"*Area Median Income*" means the annual median household for San Bernardino County, adjusted for household size, as published periodically in the California Code of Regulations, Title 25, Section 6932, or its successor provision.

"*Building Permit*" means full structural building permits as well as partial permits such as foundation-only permits.

"*Certificate of Occupancy*" means the permit issued by the City of Redlands building division authorizing the initial occupancy of a residential unit, including a temporary certificate of occupancy.

"*City Manager*" means the City of Redlands City Manager or designee.

"*Density Bonus Units*" mean dwelling units approved in a Residential Development pursuant to California Government Code section 65915 *et seq.* and the City Density Bonus Ordinance (Redlands Municipal Code chapter 18.228) that are in excess of the maximum residential density otherwise permitted by the City of Redlands General Plan or Zoning Ordinance, and any applicable Specific Plan.

"Dwelling Unit" shall have the definition given for dwelling unit in subsection 18.08.225 of the Redlands Municipal Code.

"For-Sale" means any dwelling unit, including but not limited to a condominium, townhome, other attached or detached single family dwelling unit, for which a parcel or tentative and final map is required for the lawful subdivision of the parcel upon which the dwelling unit is located for the creation of the unit in accordance with the Subdivision Map Act (California Government Code section 66410 et seq.).

"Household" means one person living alone or two or more persons sharing residency.

"Inclusionary Housing Fund" means the fund established pursuant to subsection 18.230.170(B) of this chapter, which is designated by the City to maintain and account for all funds received pursuant to this title, including but not limited to, all In-lieu Fees.

"*Inclusionary Housing Plan"* means a plan containing all the information specified in and submitted in conformance with subsection 18.230.140 of this chapter specifying the manner in which Inclusionary Units will be provided in conformance with this chapter.

"Inclusionary Unit" means a dwelling unit that is designated to meet the requirements set forth in this chapter, and that must be made available at an Affordable Housing Cost or an affordable rent to eligible moderate-, low- or very low-income households, as applicable to the unit.

"In-lieu Fee" means a fee paid by an applicant into the City's Inclusionary housing fund in-lieu of constructing Inclusionary Units pursuant to this chapter. Payment of In-lieu Fees shall be allowed as an option in accordance with subsection 18.230.120(A) of this title.

"Low-Income Household" means a household whose income does not exceed the qualifying limits for lower income families as established and amended from time to time for San Bernardino County pursuant to Section 8 of the United States Housing Act of 1937. The income limit for low-income households, adjusted for family size, is published periodically in the California Code of Regulations, Title 25, Section 6932.

"Low-income Unit" means a dwelling unit that is required to be sold or rented to a low-income household at an Affordable Sales Price or an affordable rent, as applicable.

"*Market-Rate Unit"* means a dwelling unit in a Residential Development that is not an Inclusionary Unit.

Moderate-Income Household shall have the same definition of "persons and families of low or moderate-income as set forth in California Health & Safety Code Section 50093. The income limit for moderate-income households, adjusted for family size, is published periodically in the California Code of Regulations, Title 25, Section 6932.

"Moderate-Income Unit" means a dwelling unit that is required to be sold or rented to a moderate-income household, or a low-income unit that is able to qualify to rent or purchase the moderate-income unit.

"Rental" means a dwelling unit that is not a for-sale dwelling unit, and does not include any dwelling unit, whether offered for rental or sale, that may be sold as a result of the lawful subdivision of the parcel upon which the dwelling unit is located or creation of the unit in accordance with the Subdivision Map Act (Government Code section 66410 et seq.).

"Resale Restriction Agreement" means a legally binding agreement between the City and the purchaser of a for-sale Inclusionary Unit, in a form as approved by the City Attorney, which requires that the Inclusionary Unit to be occupied by the purchaser for the term of the agreement or sold to another Moderate-Income Household at an Affordable Sales Price.

"Residential Development" means any development project for which an application for any ministerial or discretionary permit has been submitted to the City, and where the development would create new or additional dwelling units by the construction or alteration of structures, the conversion of a use to residential from any other use, or the conversion of a use to for-sale residential from rental residential use.

"Utilities" means garbage collection, sewer, water, electricity, gas and other heating, cooling, cooking and refrigeration fuels.

"Very Low-income Household" means a household whose income does not exceed the qualifying limits for very low-income families as established and amended from time to time for San Bernardino County pursuant to Section 8 of the United States Housing Act of 1937. The income limits for very low-income households, adjusted for family size, is published periodically in the California Code of Regulations, Title 25, Section 6932.

"Very Low-income Unit" that is required to be rented to a very low-income household at an affordable rent.

18.230.030: INCLUSIONARY HOUSING REQUIREMENTS:

A Residential Development that includes ten (10) or more Dwelling Units shall be subject to the provisions of this chapter.

A. Inclusionary Requirements for For-Sale Dwelling Units: Residential developments that include for-sale single-family detached dwelling units, townhomes, and condominiums shall include for-sale moderate-income units equal to five percent (5%) of the total number of dwelling units in the Residential Development. If a residential condominium development is developed with the intent to initially rent the dwelling units, the Residential Development shall comply with the inclusionary requirements for rental dwelling units set forth in subsection B below, and any future sale of the Inclusionary Units shall be addressed in the Affordable Housing Agreement for

the Inclusionary Units for-sale dwelling units shall provide Inclusionary Units through one of the following means:

B. Inclusionary Requirements for Rental Dwelling Units: Residential Developments that are comprised of Rental dwelling units shall include, within the residential development, one of the following as a percentage of the total number of Dwelling Units:

1. 5% Low Income Units and 7% Moderate Income Units; or
2. 5% Very Low Income Units and 5% Moderate Income Units; or
3. 9% Low Income Units

C. Notwithstanding the requirements contained in 18.230.030(A) and (B), projects for which the City has received a development application on or before March 1, 2023 may fulfill the requirements of this title by providing 5% Very Low-Income rental units.

D. Density Bonus Units: For purposes of calculating the number of Inclusionary Units required, any additional units authorized as density bonus units will not be counted in determining the required number of Inclusionary Units.

E. Fractional Units: If, in computing the total number of Inclusionary Units required in a Residential Development, there is a fractional unit required, the Applicant shall pay an In-lieu Fee in the amount determined pursuant to subsection 18.230.120(A)(4) of this title, equal to the amount calculated for that fractional unit on a per Dwelling Unit basis.

F. Residential Development with a Combination of For-sale and Rental Dwelling Units: When a Residential Development includes a combination of for-sale and rental Dwelling Units, the number and income levels for Inclusionary Units required for the Residential Development shall be calculated for each category of dwelling units (i.e., for-sale and rental) individually, and combined to comprise the Residential Development's total inclusionary housing requirement pursuant to this title.

18.230.040: DURATION OF AFFORDABILITY COVENANTS:

A. For-sale Inclusionary Units produced pursuant to this chapter must be legally restricted to sale to and occupancy by households of the income levels for which the units were designated for a single cumulative term of 55 years. During that term, the for-sale Inclusionary Units may only be sold and resold to Moderate or Low-Income Households at an Affordable Sales Price for Moderate-Income Households.

B. Rental units produced pursuant to this chapter must be legally restricted to rental to and occupancy by households in the income level for which the Inclusionary Units are developed for a term of not less than fifty-five (55) years. At the end of the fifty-five-year term, the restrictions on rental of the Inclusionary Units may only be removed in the event that the property upon which the rental Inclusionary Unit or units are located is rezoned and used for non-residential use.

C. To ensure compliance with the durational requirement, Affordable Housing Agreements, and resale restriction agreements for For-sale Inclusionary Units, shall be recorded in the chain of title for every Inclusionary Unit as provided in subsection 18.230.140(E) of this title.

18.230.050: DEVELOPMENT STANDARDS FOR FOR-SALE INCLUSIONARY UNITS:

Unless otherwise specified by the City Council, Inclusionary Units shall be developed and incorporated into the applicable Residential Development in a manner consistent with the following requirements:

A. For-sale Inclusionary Units shall be reasonably dispersed throughout a Residential Development and not clustered in a specific portion of the development, and the location of the for-sale Inclusionary Units within a Residential Development shall be designated before issuance of building permits for the development.

B. The for-sale Inclusionary Units shall be built concurrently with the market rate units in the Residential Development. The Inclusionary Units may be constructed in phases if the market rate units are constructed in phases, provided that the percentage of Inclusionary Units developed in each phase shall be equivalent to or greater than the total percentage of Inclusionary Units to be developed as part of the Residential Development until such time that all the Inclusionary Units have been built.

C. For-sale Inclusionary Units shall be comparable in infrastructure (including sewer, water and other utilities), construction quality and exterior design to the market-rate units.

D. The bedroom mix for the for-sale Inclusionary Units must be proportional to the bedroom mix of the market rate units, but the for-sale Inclusionary Units may be smaller in square footage than the market rate units.

E. The interior finishes and features for the Inclusionary Units must be comparable to the base level interior finishes for the market-rate units, and the appliance packages in the for-sale Inclusionary Units must be the same as the appliance packages provided in the base level market rate units.

18.230.060: DEVELOPMENT STANDARDS FOR RENTAL INCLUSIONARY UNITS:

A. The rental Inclusionary Units developed in a rental Residential Development shall be designated before issuance of building permits for the development and shall be reasonably dispersed throughout the Residential Development.

B. The rental Inclusionary Units shall be built concurrently with the market rate units in the rental Residential Development.

C. The bedroom mix for the rental Inclusionary Units in a rental Residential Development must be proportional to the bedroom mix of the market rate units, but the Inclusionary Units may be smaller in square footage than the market rate units.

D. The interior improvements for the rental Inclusionary Units must be consistent with defined housing quality standards as established for Inclusionary Units by the City. If no such housing quality standards have been established by the City, the improvements shall comply with the standards established or approved by the California Tax Credit Allocation Committee for residential units developed pursuant to the federal low-income housing tax credit program. The market rate units can include enhanced interior improvements.

18.230.070: DEVELOPMENT STANDARDS FOR OFF-SITE INCLUSIONARY UNITS:

Inclusionary units that are constructed to satisfy this title that are outside the boundaries of the market-rate Residential Development shall comply with the following requirements:

A. The Inclusionary Units constructed must be rental dwelling units.

B. The parcel upon which the rental Inclusionary Units are constructed must be constructed within one mile of the boundary of the market rate Residential Development that is subject to the requirements of this title.

C. The Inclusionary Units shall not create an over concentration of deed restricted affordable housing units in any specific neighborhood. For purposes of this title, "over concentration" is defined as more than fifty (50) deed restricted very low or low-income dwelling units within ¼ mile of the site of the proposed Inclusionary Units, or more than two hundred (200) of such units within one-half (½) mile of the site of the proposed Inclusionary Units.

D. The developer of the for-sale Residential Development may enter into an agreement with a separate affordable housing developer to construct, own and operate the rental Inclusionary Units, subject to the following requirements:

1. The affordable housing developer must have relevant recent experience developing affordable housing and be approved by the City in its sole discretion; and

2. The affordable housing developer may not request any financial assistance from the City.

3. The affordable housing developer may apply to use the density bonus, incentives and concessions available pursuant to Government Code section 65915 for the Residential Development based on the Inclusionary Units developed outside the boundaries of the Residential Development as provided in this subsection.

E Design, building quality and maintenance standards must be consistent with defined housing quality standards as established for Inclusionary Units by the City. If no such housing

quality standards have been established by the City, the improvements shall comply with the standards established or approved by the California Tax Credit Allocation Committee for residential units developed pursuant to the federal low-income housing tax credit program.

F. The bedroom mix for the rental Inclusionary Units shall not be required to be proportionate to the for-sale residential units, provided that the rental Inclusionary Units shall be consistent with the following requirements:

1. No more than fifteen percent (15%) of the rental Inclusionary Units may be studio units.

2. At least forty percent (40%) of the rental Inclusionary Units must include two or more bedrooms.

3. The remaining units must be one or more bedrooms.

G. The rental Inclusionary Units shall be built prior to or concurrently with the market rate units in the Residential Development that triggered the requirements for the Inclusionary Units. If the market rate units are constructed in phases, the rental Inclusionary Units must be constructed prior to or concurrently with the first phase of the market rate Residential Development. The developer shall not commence construction on the second phase of the Residential Development until the required rental Inclusionary Units are completed.

18.230.080: ACCESS TO COMMON AMENITIES:

Residents and tenants of Inclusionary Units located within the Residential Development shall be provided the same rights and access to common amenities in the development project as residents and tenants occupying market-rate units.

18.230.090: INCLUSIONARY HOUSING POLICIES AND PROCEDURES:

The City will prepare manuals that detail the Inclusionary Housing policies and procedures that will be applied to residential projects that are subject to the Inclusionary Housing program requirements. Separate manuals will be prepared for For-sale and Rental housing developments.

18.230.100: MARKETING OF INCLUSIONARY UNITS:

Developer shall use commercially reasonable efforts to market the Inclusionary Units to eligible residents of the City of Redlands, consistent with the City's Inclusionary Housing Policies and Procedures.

18.230.110: ALTERNATIVE MEANS OF FULFILLING INCLUSIONARY HOUSING OBLIGATIONS:

A. Payment of In-lieu Fee

As an alternative to constructing Inclusionary Units as required by this title, all or a portion of the inclusionary housing requirement may be fulfilled through the payment of an In-lieu Fee pursuant to an In-lieu Fee schedule adopted by the City pursuant to this title, subject to the following:

1. For-sale Residential Developments of any size may pay an In-lieu Fee by-right.

2. Rental Residential Developments with twenty two (22) or fewer units may pay an In-lieu Fee by-right.

3. Rental Residential Developments with twenty three (23) or greater units may pay an In-lieu Fee, subject to approval by the City Council, upon a demonstration that providing the affordable units in the Residential Development would create an unreasonable economic hardship due to such factors as project size, site constraints, and/or excessively large affordability gaps.

4. Prior to the effective date of this title, and from time to time thereafter, the City Council shall adopt by resolution a schedule of In-lieu Fees that shall be levied based on the square footage of the saleable area of For-sale Residential Developments or leasable area of Rental Residential Developments, but excluding the affordable units in a project that received a density bonus in accordance with Government Code section 65915.1. The amount of In-lieu Fees shall be established by resolution of the City Council. The In-lieu Fee schedule shall be updated periodically by the City Council.

5. The required In-lieu Fees shall be paid at the time that the first building permit is obtained for the Residential Development, except that, for phased projects, the developer may pay a pro rata share of the In-lieu Fee, based on the number and size of phases in the development, concurrently with the issuance of the first building permit for each phase of the Residential Development.

6. All In-lieu Fees collected under this title shall be deposited in the Inclusionary Housing fund established by the City pursuant to subsection 18.230.170(B) of this title.

B. Off-site Development of Affordable Units

Residential Developments can fulfill Inclusionary Housing requirements by renting 9% of the total number of units in the development at the Low-income standard in one of the following ways:

1. Off-site production of affordable rental units; or

2. Creation of a parcel within a For-sale Housing Development site on which affordable rental units are constructed.

C. Land Dedication

As an alternative to constructing the required inclusionary units in accordance with this title, the City Council may, in its discretion, allow an applicant to dedicate real property to the City for the purpose of developing affordable housing, provided that the real property dedicated to the City must satisfy all of the following requirements:

1. The real property must be conveyed to the City at no cost.

2. At the time the applicant submits a proposal to dedicate real property to the City pursuant to this title, the applicant must provide evidence satisfactory to the City that the property meets the following requirements:

    a. The applicant has control over the property through fee ownership, an option to purchase the property, or other property interest demonstrating site control satisfactory to the City, and the real property is free of any monetary liens. In the event that there are any encumbrances or easements that adversely impact title to the property, those encumbrances or easements must be disclosed and factored into the estimated value of the real property interest to be conveyed to the City.

    b. The applicant must provide evidence satisfactory to the City that the property does not contain any hazardous materials at the time of conveyance; must disclose whether any hazardous materials were previously found on the property; and if hazardous materials were previously remediated from the property, the applicant must provide evidence satisfactory to the City that such hazardous materials were remediated in accordable with all applicable laws and regulations.

    c. The property cannot have been improved with any residential use for at least five years prior to the submission of the proposal for dedication of the property to the City pursuant to this title.

    d. The property must be located within one mile of the property upon with the applicant proposes to develop the market rate residential development that has triggered the requirements of this title.

    e. The property must have a general plan designation that authorizes residential uses and is zoned for residential development at a density to accommodate at least a number of dwelling units equal to at least 10% of the number of dwelling units proposed in the Applicant's residential development.

    f. The property must be suitable for development of inclusionary units equal to at least 10% of the number of dwelling units proposed in the applicant's residential development, in terms of configuration, physical characteristics,

location, access, adjacent uses, and other relevant planning and development criteria including, but not limited to, factors such as the cost of construction or development arising from the nature, condition, or location of the property.

g. Infrastructure to serve the property, including but not limited to streets and public utilities, must be available at the property line and have adequate capacity to serve the maximum allowable residential development pursuant to zoning regulations.

3. In order to assist the City in evaluating a proposal by an applicant to dedicate property pursuant to this title, the applicant shall submit the following documents:

   a. A conceptual site plan and narrative description of a residential development that could be developed on the property.

   b. An identification of the income and affordability restrictions proposed to be imposed on the property.

   c. A pro forma analysis that quantifies any financial gap associated with the identified development scope and describes how this financial gap will be filled.

   d. If the applicant believes a density bonus would be required pursuant to Government Code Section 65915, the terms of the requested density bonus; and the incentives, concessions, and development waivers that applicant anticipates will be requested for the development of the property.

4. Prior to scheduling a proposal for dedication of property pursuant to this title for consideration by the City Council, City staff will independently evaluate the applicant's proposal and provide the City Council with an analysis of whether the proposal meets the required standards set forth in this title.

D. The alternative means of compliance set forth herein are intended to implement the City's authority to promote the development of affordable housing, in accordance with California Government Code § 65850, subdivision (g), and shall not be considered or construed as an ad hoc exaction, a mandated fee required to develop a specific property, or a fee imposed to offset the development impacts of a specific project.

18.230.120: EXEMPTIONS:

The requirements of this chapter do not apply to:

A. Residential developments of nine (9) or fewer housing units.

B. The reconstruction of any structures that have been destroyed by fire, flood, earthquake, or other act of nature provided that the reconstruction of the site does not increase the number of residential units by three or more.

C. Residential building additions, repairs or remodels, provided that such work does not increase the number of existing units by three or more.

D. Residential developments that have been deemed complete by the City pursuant to Government Code Section 65589.5 or 65943 as of the effective date of this title. Further, for Residential Developments that have been deemed complete by the City pursuant to Government Code Section 65589.5 or 65943 within forty-five (45) days of the effective date of this title, the inclusionary housing requirement imposed pursuant to this chapter shall be reduced by fifty percent (50%).

18.230.130: COMPLIANCE PROCEDURES:

A. No Residential Development subject to this title shall be approved or deemed approved without approval of an Inclusionary Housing Plan as provided herein.

B. Submittal of Inclusionary Housing Plan: The applicant for a residential project subject to this title shall submit an Inclusionary Housing Plan in conjunction with its application for discretionary approvals required of the City for the Residential Development, or if no discretionary approvals are required, in conjunction with the application for the first ministerial permit or approval required for the Residential Development. The Inclusionary Housing Plan shall be in a form as required by the City and must include the following information as applicable based on the applicant's method of compliance with this title:

1. Whether the Residential Development is For-sale or Rental;

2. How the inclusionary housing requirement will be satisfied pursuant to this title;

3. The number, unit type, tenure, number of bedrooms, approximate location, size and design, construction and completion schedule of all Inclusionary Units;

4. For off-site development of Inclusionary Units, such information as is required to demonstrate compliance with subsection 18.230.120(B);

5. Phasing of Inclusionary Units in relation to market rate units;

6. The amount of In-lieu Fees to be paid by applicant, if applicable.

7. Any other information reasonably requested by the City Manager to assist with evaluation of the plan under the requirements of this ordinance.

8. Acknowledgement that an instrument as specified by the City restricting the Inclusionary Unit(s) as affordable shall be recorded against every Inclusionary Unit and that a recordable Affordable Housing Agreement shall be entered into by the applicant and any other necessary party, and/or that all required In-lieu Fees shall be paid at the time set forth in subsection 18.230(A)(5).

C. Approval of Inclusionary Housing Plan.

1. In the event that the Residential Development requires discretionary approvals in order to be developed, the Inclusionary Housing Plan shall be considered with the application for such inclusionary approvals by the entity responsible for reviewing such discretionary approvals and may be appealed in accordance with the appeals procedures established for such approvals.

2. In the event that the Residential Development does not require discretionary approvals in order to be developed, the Inclusionary Housing Plan shall be considered by the City Manager and must be approved prior to the issuance of any ministerial permits required for the Residential Development. The City Manager's decision is final unless a written appeal is filed with the City Clerk's office within ten days from the date of issuance of the City Manager's decision under this title. The City Council's decision on appeal shall be final.

3. Notwithstanding the foregoing, in the event the applicant desires to comply with this title by means of a method that specifically requires City Council approval pursuant to this title, the Inclusionary Housing Plan shall be considered by the City Council either prior to or concurrently with consideration by the required decision-making body for the approvals required for the Residential Development.

D. Form of restrictions: The forms of the Affordable Housing Agreement and any related declarations, resale restrictions, deeds of trust, and other documents authorized by this title shall be in a general form as prescribed by the City and shall be approved by the City Manager and approved as to form by the City Attorney prior to being executed with respect to any Residential Development subject to this program.

E. Recording of Affordable Housing Agreements.

1. An Affordable Housing Agreement in a form approved by the City must be recorded against Inclusionary Units or the Residential Development in its entirety, as deemed appropriate by the City Manager in consultation with the City Attorney, prior to the issuance of any building permit for the Residential Development. The Affordable Housing Agreement shall ensure that the applicant develops the required Inclusionary Housing Units and complies with all other terms of the approved Inclusionary Housing Plan and this title.

2. Resale restrictions, deeds of trust, and/or other documents as deemed necessary or appropriate by the City Manager shall be recorded against For-Sale Inclusionary Units to ensure the continued affordability of the For-Sale Inclusionary Units in compliance with this title.

F. Building permits: The City shall not issue a building permit for a Residential Development subject to the requirements of this title without an Affordable Housing Agreement executed by the owner, the applicant (if not the owner) and the City Manager, and approved as to form by the City Attorney, and recorded against the property, or payment of In-lieu Fees in accordance with this title.

18.230.140: REQUIREMENTS FOR FOR-SALE INCLUSIONARY UNITS:

A. Initial sales price and resale: The initial sales price and resale price of the For-sale Inclusionary Unit will be at an Affordable Sales Price that will ensure that the purchaser of the Inclusionary Unit will pay an Affordable Housing Cost for the unit. The City shall, from time to time, set a benchmark mortgage interest rate and an assumed home buyer down payment amount to be used to calculate the Affordable Sales Price. The City Manager may establish and adjust such benchmark mortgage interest rates, establish an assumed home buyer down payment amount, along with a range of allowable home buyer down payments pursuant to the delegated authority set forth in 18.230.170(A). Such standards shall be in writing and available to the public upon request.

B. Transfer: A resale restriction agreement will be entered into on each change of ownership of For-sale Inclusionary Units, to maintain the household income restriction on the Inclusionary Unit prior to the expiration of the affordability period established pursuant to subsection 18.230.040.

C. Owner occupancy required: All for-sale Inclusionary Units are subject to the following regulations:

1. *Principal residence.* The purchaser of the Inclusionary Unit shall use and occupy the Inclusionary Unit as purchaser's principal place of residence.

2. *No rental.* Owner is expressly prohibited from leasing or renting the Inclusionary Unit unless the City has given its prior written consent to such lease or rental on the basis of a demonstrated hardship by the owner.

3. *Annual report.* The City from time to time may require certification of continuing occupancy of the Inclusionary Unit by owner, which shall be verified by owner to the reasonable satisfaction of the City by means of a written report by owner to the City setting forth the income and family size of the occupants of the Inclusionary Unit. Such report shall be submitted to the City annually. Owner shall not be deemed to be in default of the

affordable agreement and this program for any failure to deliver such annual report until 30 days after receipt by owner of written notice from the City requesting such report. The City shall have the option of establishing the type of form to be used for the report.

18.230.150: OCCUPANCY OF RENTAL UNITS:

A. Occupancy of Rental Units: Unless determined otherwise by the City Council, all rental Inclusionary Units required by this title shall be only rented to households in the appropriate income category for the Inclusionary Units, as set forth in this title.

B. Use and occupancy of rental Inclusionary Units: The applicant shall designate and offer rental Inclusionary Units for rent to households in the appropriate income category, based on the approved Inclusionary Housing Plan.

C. Establishment of rental rates: The maximum allowable rent of Inclusionary Units will be the Affordable Rent as defined herein, based on the applicable income levels for the Inclusionary Units, and shall be confirmed by the City on an annual basis.

D. Annual report: The owner shall submit an annual report summarizing the occupancy of each Rental Inclusionary Unit for the year. The City may require additional information if deemed necessary. The owner must obtain and review documents that demonstrate the prospective renter's total income, such as income tax returns or W-2s for the previous calendar year, and submit such information on a form approved by the City.

18.230.160: ADJUSTMENTS, WAIVERS:

The requirements of this ordinance may be adjusted or waived if the applicant demonstrates to the City Manager that applying the requirement of this ordinance would take property in violation of the United States or California Constitutions.

A. Timing: For an adjustment or waiver to be considered, the applicant must apply for the same at the time of an application for the Residential Development.

B. Adjustment or waivers: If the City Manager determines that applying the requirement of this program, considered together with any variances, or regulatory concessions or incentives that may be applied to the proposed residential project, would take property in violation of the United States or California Constitutions, the requirements of this program shall be modified, adjusted or waived to reduce the obligations but only to the extent necessary to avoid an unconstitutional result. If the City Manager determines no violation of the United States or California Constitutions would occur through application of this ordinance, the requirements of this ordinance remain applicable.

C. Decision and further appeal: The City Manager will determine the adjustment or waiver application and issue a written decision. The City Manager's decision may be appealed to the City Council in the manner and within ten days of issuance of the written decision by the City Manager. In making the (adjustment or waiver) determination, the City Manager or City Council, as applicable shall assume each of the following:

1. Application of the inclusionary housing requirement to the Residential Development;

2. Application of any applicable inclusionary or density bonus concessions, incentives or waivers;

3. Utilization of the most cost-efficient product type for the Inclusionary Units; and

4. The potential for the external funding, including but not limited to, governmental grants, loans, or subsidies of any nature where reasonably likely to occur.

18.230.170: ADMINISTRATION AND ENFORCEMENT:

A. Program administration: The City Manager is hereby given authority to initiate any administrative procedures or implementation guidelines as may be necessary to implement and carry out the purpose and intent of this title. Further, the City Manager may, in the implementation of this program, develop application forms and submittal requirements reasonably related to the implementation of this title.

Forms or materials needed for implementation of this title may be introduced and utilized by the City as the City Manager deems may be necessary or desirable. All form changes or administrative procedures initiated by the City Manager, and all administrative determinations or exercises of delegated authority by the City Manager, shall be carried out in a manner consistent with, and reasonably related to, the purposes and intent of this title, the housing element and all other elements of the City's General Plan, and the furtherance of state and local housing policies and goals, while respecting at all times the rights of property owners and applicants.

B. Inclusionary Housing Fund:

1. Unless otherwise required by law, all In-lieu Fees and any other funds collected under this title shall be deposited into a separate account to be designated as the City of Redlands Inclusionary Housing Fund.

2. The moneys in the inclusionary housing fund and all earnings from investment of the 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 leveraging funds, and administration and compliance monitoring of the Inclusionary Housing Program.

C. Enforcement:

1. The City Attorney shall be authorized to enforce the provisions of this title and all Affordable Housing Agreements, resale restrictions, deed of trust, and other requirements placed on Inclusionary Units by civil action and any other proceeding or method permitted by law. The City may, at its discretion, take such enforcement action as is authorized under this code and/or any other action authorized by law or by any regulatory document, restriction, or agreement executed under this title.

2. Failure of any official or agency to fulfill the requirements of this title shall not excuse any applicant or owner from the requirements of this title. No permit, license, map, or other approval or entitlement for a Residential Development shall be issued, including without limitation a final inspection or certificate of occupancy, until all applicable requirements of this title have been satisfied.

3. The remedies provided for herein shall be cumulative and not exclusive and shall not preclude the city from any other remedy or relief to which it otherwise would be entitled under law or equity."

SECTION 3. If any section, sentence, clause or phrase of this ordinance or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this ordinance which can be given effect without the invalid provisions or application, and to this end the provisions of this ordinance are severable. The City Council of the City of Redlands hereby declares that it would have adopted this ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

SECTION 4. The Mayor shall sign this ordinance and the City Clerk shall certify to the adoption of this ordinance and shall cause it, or a summary of it, to be published once in a newspaper of general circulation within the City, and thereafter, this ordinance shall take effect as provided by law.

Eddie Tejeda

Eddie Tejeda, Mayor

ATTEST:

Jeanne Donaldson

Jeanne Donaldson, City Clerk

I, Jeanne Donaldson, City Clerk, City of Redlands, hereby certify that the foregoing Ordinance was duly adopted by the City Council at the regular meeting thereof, held on the 5th day of July, 2023, by the following vote:

AYES:	Councilmembers Davis, Guzman-Lowery, Saucedo; Mayor Tejeda
NOES:	None
ABSENT:	Councilmember Barich
ABSTAINED:	None

Jeanne Donaldson, City Clerk

City Council Meeting **AGENDA ITEM NO. J. 1.**

DATE: 06/20/2023

TO: Honorable Mayor and City Council Members

SUBJECT: ORDINANCE NO. 2959 - ORDINANCE OF THE CITY OF REDLANDS AMENDING TITLE 18 (ZONING REGULATIONS) OF THE REDLANDS MUNICIPAL CODE BY ADDING CHAPTER 18.230 FOR AN INCLUSIONARY HOUSING PROGRAM FOR THE CITY OF REDLANDS.

(Mayor to declare meeting open as a public hearing)

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

b. Public Hearing to consider Ordinance No. 2959 for Ordinance Text Amendment No. 367 to amend Title 18 (Zoning Regulations) of the Redlands Municipal Code by adding Chapter 18.230 for an Inclusionary Housing Program.

(Development Services Director Desatnik)

PROCEDURE FOR PUBLIC HEARING:

1. Mayor declares the meeting open as a public hearing.
2. Mayor calls upon Department Director for report.
3. Mayor calls for questions/comments from members of the City Council.
4. Mayor calls for comments/questions/testimony from members of the public (3 minutes per speaker).
5. Mayor calls upon City Clerk to note any written comments received.
6. Mayor closes the public hearing.
7. City Council considers the motion and votes.

MOTION(S):

I move to introduce Ordinance No. 2959, and find that the Ordinance is exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3) of the California Environmental Quality Act Guidelines.

RECOMMENDATION:

On April 25, 2023, the Planning Commission unanimously adopted Resolution No. 1601 recommending that the City Council approve the proposed Inclusionary Housing Ordinance by adding Chapter 18.230 to the Redlands Municipal Code.

DISCUSSION:

Background
The City's recently adopted Housing Element includes a program calling for the City to evaluate and consider adopting an Inclusionary Housing Ordinance. Through the Housing Element, the City is required to plan for the provision of its share of the Regional Housing Needs Assessment (RHNA) as determined by the Southern California Association of Governments (SCAG). For the current 2021-2029 Housing Element period, the City's RHNA allocation numbers consist of the following household income levels: 967 very-low income units; 615 low-income units; 652 moderate-income units; and 1,282 above-moderate income units. While there are programs to encourage developers to include affordable units in their developments, such as the Density Bonus Program, most developers opt not to do so. Approximately 170 cities in California have adopted Inclusionary Housing Ordinances that require a certain percentage of affordable housing units be provided (or an in-lieu fee to be deposited into an affordable housing fund) in every new residential development. This percentage is usually somewhere between 5 and 15 percent.

It is important to note that the State density bonus law, which is described in Attachment C to this report, would apply to all projects subject to an inclusionary housing ordinance. That is, the affordable housing units that a developer would build pursuant to an inclusionary ordinance would entitle the developer to the benefits of the density bonus law, including the density bonus, mandated parking standards, other incentives, and waiver of standards necessary to achieve increased density.

Staff made an introductory presentation on Inclusionary Housing to the City Council at its October 4, 2022 meeting. At the October 4 meeting, the City Council also approved a contract with Keyser Marston Associates, Inc. (KMA) to prepare a financial evaluation that tests the impacts created by the imposition of

income and affordability restrictions on new residential development and recommends policies to be incorporated into an Inclusionary Housing program. The financial evaluation and policy recommendations are provided as separate documents attached to this staff report (see Attachments D and E).

Staff presented a proposed ordinance to the Planning Commission at its February 14, 2023 meeting. The Committee reviewed the ordinance, took public comment, and appointed an ad-hoc sub-committee to work with staff on refining the ordinance.

After hearing some of the comments made at the February 14 Planning Commission meeting and a meeting with representatives from the Building Industry Association, staff asked KMA to revise the in-lieu fee analysis by modifying some of the price assumptions for new housing (Attachment F -- Supplemental In-lieu Fee Analysis). This analysis resulted in a reduction in the proposed in-lieu fee for single-family homes from $15/square foot to $8.80/square foot. The amount of the in-lieu fee is not part of the ordinance or the action to be taken by the City Council tonight; it will be adopted at a future public hearing by resolution of the City Council.

At its April 25, 2023 meeting, the full Planning Commission considered the ordinance and by unanimous vote recommended its approval to the City Council. The Planning Commission made several other recommendations that staff will incorporate into the administrative guidelines for administering the program; these are further described below.

Proposed Ordinance

Applicability Threshold: The provisions of the ordinance would apply to residential developments of 10 units or greater. Inclusionary requirements impact smaller projects disproportionately and most cities establish a threshold to which the inclusionary requirements would apply.

Inclusionary Requirements for For-Sale Housing: Five (5) percent of the total number of dwelling units must be made affordable to **Moderate Income** households. This would apply to single-family detached homes, townhomes, and condominiums. Inclusionary housing programs generally set the affordability requirements for ownership housing development at the moderate income level. This is done as a reflection of the fact that higher income households are likely to have more discretionary income to devote to the ongoing costs associated with home ownership than that of lower income households.

Inclusionary Requirements for Rental Housing: The original draft of the Inclusionary Ordinance set the inclusionary requirement at nine (9) percent of the total number dwelling units affordable to **Low Income** households. In its review of the ordinance, the Planning Commission recommended that there be an option for a developer to target some Moderate Income households as well. Staff has thus revised the proposed ordinance to require one of the following

percentages of the total number of dwelling units:

- 5% Low income units and 7% moderate income units; or
- 5% Very low income units and 5% moderate income units; or
- 9% Low income units

A table showing the affordable income categories and assisted affordable rents is Attachment G to this report. A developer may, at its discretion, choose to provide more affordable units than required by the above percentages which would entitle the developer to a greater density bonus pursuant to State density bonus law.

Duration of Affordability Covenants: For-sale units would have an affordability period of 55 years. During this time, sales of designated affordable units would have to be made to income qualified buyers. Rental inclusionary units would be restricted for a period of 55 years, after which the affordability restrictions would only be removed if the land is rezoned or put to another use.

Development Standards for Inclusionary Units:

- Dispersed throughout the development
- Rental inclusionary units must be designated before issuance of building permits
- Built concurrently with market rate units
- Comparable in construction quality to market rate units Bedroom mix proportional to bedroom mix of market rate units
- Interior finishes and features comparable to base unit finishes of market rate units

Alternatives: The proposed ordinance provides several alternative means of fulfilling the inclusionary housing obligations beyond proving the actual units in the development. These are described below.

- Payment of In-lieu Fee: For-sale developments and rental developments of less than 23 units will have the option of paying an in-lieu fee by-right. Rental projects with 23 or more units will be able to pay an in-lieu fee subject to approval by the City Council and upon a demonstration that providing affordable units in the project would create an unreasonable economic hardship. KMA recommends that the In-lieu Fee be set at $8.80 per square foot for detached single-family/townhome developments and $19.80 per square foot for apartment developments. The amount of the in-lieu fee is not part of the ordinance; it will be adopted at a future public hearing by resolution of the City Council.
- Off-site Development of Affordable Units: This is only an option for for-sale housing developments. Such developments can fulfill their requirements by providing off-site affordable rental units.
- Land Dedication: Dedicate real property to the City for the purpose of developing affordable housing.

Owner Occupancy Required for For-sale Units: Inclusionary For-sale units must be owner-occupied and used as a principal residence.

Inclusionary Housing Plan: All projects subject to this ordinance will be required to prepare an Inclusionary Housing Plan, that will be reviewed and approved with the project entitlements, that demonstrates how the project will comply with the ordinance.

Current Development Applications: Projects for which the City has received a development application on or before March 1, 2023 may fulfill the inclusionary requirements by providing 5% very low income rental units. This provision has been included to accommodate the two projects that have current applications with the City, both of which are far along into the entitlement process and had planned to provide 5% very low income units.

Additional Planning Commission Recommendations

The Planning Commission made several recommendations that staff proposes to incorporate into the administrative guidelines for the Inclusionary Housing program. These are summarized below.

1. Home Buyer down payments: The KMA recommendation was to require a minimum of 5% down payment with at least 1% coming from homebuyers' personal funds. The Commission felt that the 1% requirement was not necessary because the conventional lenders that will provide the primary mortgages would have more stringent requirements. Staff will reflect the Commission's recommendation in drafting the administrative procedures.
2. The subcommittee recommended that part of the inclusionary requirement be targeted at moderate-income households. Staff added options for moderate income targeting in rental developments to the Inclusionary Ordinance. For reference, attached to this report is a document showing the affordable rents for the very low, low and moderate income categories and how these rents are calculated (Attachment E).
3. The City should establish an oversight committee (or designate a Commission) to review and provide recommendations on how funds in the Inclusionary Housing Fund, received from payment of in-lieu fees, are utilized. Staff supports this recommendation and recommends that the Planning Commission initially serve as the oversight body for the program. The proposed ordinance states that "monies in the inclusionary housing fund and all earnings from investment of the monies in the inclusionary housing fund shall be expended exclusively to provide housing affordable for very low-income, low-income, and moderate-income households."
4. There should be an annual status report provided to the Planning Commission on program activity, including the use of funds in the Inclusionary fund. Staff will include this in the Administrative Procedures that will be developed for implementation of the program.
5. Households in affordable rental units are provided with 12 months notice

when they will be required to relocate if their annual income certification shows that they no longer qualify for the income restricted unit in which they reside. Staff will incorporate this into the administrative procedures.

Next Steps

If the City Council approves the proposed ordinance, staff will begin the preparation of the Administrative Procedures for the program. The in-lieu fee will be brought back at a future public hearing for adoption by resolution of the City Council.

Environmental Review

The proposed Ordinance Text Amendment No. 367 qualifies for exemption from environmental review and the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3). Under section 15061(b)(3), the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the project is exempt from CEQA. This Ordinance Text Amendment will not affect the physical environment by permitting a new use or intensifying an existing use. Instead, the Ordinance Text Amendment establishes affordable housing requirements through a range of means for individual projects. There is no potential for the proposed code amendment to result in a significant effect on the environment.

ALTERNATIVES:

1. The City Council can request changes to the proposed ordinance.
2. The City Council can continue this item and request additional ordinance.
3. The City Council can choose not to adopt an Inclusionary Housing Ordinance.

STRATEGIC PLAN:

Priority A - Quality of Life, Strategic Objective 2. Economic Vitality

SUBMITTED BY:
Brian Desatnik, Development Services Director

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

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

PREPARED BY:
Brian Desatnik, Development Services Director

Fiscal Impact

Revenue Generating: Yes

Appropriation Required Y/N: N

Discussion:

If the City Council approves this ordinance, staff will bring back an amendment to the KMA contract for the preparation of the Administrative Procedures, including application materials. There will be an on-going administrative cost to this program which can be charged to the Inclusionary Housing Fund that will be established and funding by in-lieu fees.

Attachments

Attachment A: Inclusionary Housing Ordinance (Ord. No. 2959)
Attachment B: Summary of Density Bonus Law
Attachment C: KMA Financial Evaluation
Attachment D: KMA Policy Recommendations
Attachment E: KMA Supplemental In-lieu Fee Memorandum
Attachment F: Affordable Rent Calculations

KEYSER MARSTON ASSOCIATES

INCLUSIONARY HOUSING:

UPDATED IN-LIEU FEE ANALYSIS

Prepared for:

City of Redlands

Prepared by:

Keyser Marston Associates, Inc.

October 28, 2023

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ATTACHMENTS

Attachment 1: Affordable Housing Cost Calculation Methodologies

Appendix A: Affordable Rent Calculation Methodology

Appendix B: Affordable Sales Price Calculation Methodology

Attachment 2: Apartment Development

Appendix A: Rent Survey

Appendix B: Affordable Rent Calculations

Appendix C: In-Lieu Fee Calculations

Attachment 3: Ownership Housing Development

Appendix A: Home Resales Survey

Appendix B: Affordable Sales Price Calculations

Appendix C: In-Lieu Fee Calculations

I. EXECUTIVE SUMMARY

On July 5, 2023, the City of Redlands (City) City Council adopted Ordinance 2959 (Ordinance), which enacted an Inclusionary Housing requirement on residential developments that include 10 more units. Chapter 18.230 of the City Code of Redlands, California describes the requirements imposed by the Ordinance.

Chapter 18.230.110 provides several alternative means of fulfilling the Inclusionary Housing obligations including the payment of a fee in lieu of producing affordable units. Keyser Marston Associates, Inc. (KMA) prepared an in-lieu fee analysis as part of the Inclusionary Housing: Financial Evaluation (Financial Evaluation) that KMA submitted on January 23, 2023. In recognition of the time that has elapsed since the Financial Evaluation was prepared, the following report provides an updated in-lieu fee analysis.

The results of the KMA updated analysis are summarized in the following tables:

A. Base In-Lieu Fee Amounts

As shown in the following table, KMA recommends that the base in-lieu fee payments be set, in 2023 dollars, at the following amounts:

Recommended Base In-Lieu Fee Payment Amounts Measured Per Square Foot of Total Leasable or Saleable Area in the Residential Project	
Apartment Development	$18.10
Ownership Housing Development	$9.10

B. In-Lieu Fee Schedules

Inclusionary housing requirements have a disproportionate impact on smaller projects, because there are fewer market rate units available to spread the impact created by the income and affordability standards. To reflect this, KMA recommends that City impose the in-lieu fee on a sliding scale basis for residential projects that consist of between 10 and 22 units.

KMA recommends that the in-lieu payment schedules presented in the following table be applied. The recommended fees are presented in 2023 Dollars.

Recommended In-Lieu Fee Schedules Measured Per Square Foot of Leasable or Saleable Area in the Residential Development		
Number of Units	Apartment Development	Ownership Housing Development
10	$1.39	$0.70
11	$2.78	$1.40
12	$4.18	$2.10
13	$5.57	$2.80
14	$6.96	$3.50
15	$8.35	$4.20
16	$9.75	$4.90
17	$11.14	$5.60
18	$12.53	$6.30
19	$13.92	$7.00
20	$15.32	$7.70
21	$16.71	$8.40
22	$18.10	$9.10

KMA recommends that the following in-lieu fee schedules be applied to a fractional “Inclusionary Unit" obligation incurred by a residential development. The recommended fractional in-lieu fee amounts are presented in 2023 dollars.

Fractional In-Lieu Fee Payment Calculations Measured Per Square Foot of the Leasable Area of One Unit in an Apartment Development		
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	$70.70	$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)		2,430
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: Ownership Housing 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

II. BACKGROUND

Chapter 18.230.110 A. details the following specific conditions under which an in-lieu fee can be paid:

1. Apartment developments that are subject to the Inclusionary Housing requirements, and that have 22 or fewer units, can pay an in-lieu fee by right.

2. All ownership housing developments that are subject to the Inclusionary Housing requirements, can pay an in-lieu fee by right.

3. An in-lieu fee can be paid for any fraction of an affordable unit that is required to be produced under the Inclusionary Housing requirements.

The foundational premise of this analysis is that an in-lieu fee should correlate to the "Affordability Gap" associated with producing the "Inclusionary Units" required by the Ordinance. The Affordability Gap can generally be defined as the difference between the achievable market rate rents or sales prices and the allowable rents or sales prices for the designated Inclusionary Units.

The following report provides updates to the following variables that are applied in the in-lieu fee calculations:

1. Apartment developments:

    a. The currently achievable market rents for apartment projects that are designated with four or more stars by the CoStar rating system; and

    b. The calculations used to set the "Affordable Rents" for low income apartment units.

2. Ownership housing developments:

    a. The currently achievable market rate sales prices for single family home units; and

    b. The calculations used to set the "Affordable Sales Prices" for moderate income single family home units.

III. ANALYSIS ORGANIZATION

The KMA analysis supported by the following Attachments and Appendices:

ATTACHMENT 1: AFFORDABLE HOUSING COST CALCULATION METHODOLOGIES

Appendix A:	Affordable Rent Calculation Methodology
Appendix B:	Affordable Sales Price Calculation Methodology

ATTACHMENT 2: APARTMENT DEVELOPMENT

Appendix A:	Rent Survey 4+ Star Properties
Appendix B:	Affordable Rent Calculations
Appendix C:	In-Lieu Fee Calculations

ATTACHMENT 3: OWNERSHIP HOUSING DEVELOPMENT

Appendix A:	Home Resales Survey
Appendix B:	Affordable Sales Price Calculations
Appendix C:	In-Lieu Fee Calculations

The in-lieu fee analyses are divided into the following categories:

1. The supportable in-lieu fee amounts were estimated based on the Affordability Gaps associated with the following requirements:

    a. A 9% low income requirement for apartment developments; and

    b. A 5% moderate income requirements for ownership housing developments.

2. The imposition of Inclusionary Housing requirements creates a disproportionate impact on small development projects. To mitigate this impact, KMA created discounted in-lieu fee schedules for projects that consist of between 10 and 22 units.

3. Schedules of in-lieu fee payments are provided for any fraction of an Inclusionary Unit that is required to be produced under the Ordinance requirements.

IV. APARTMENT DEVELOPMENT ANALYSIS

A. Apartment Rent Estimates

Market Rate Rents

In October 2023, KMA surveyed apartment projects that received 4+ stars in the CoStar quality ranking system (Attachment 2: Appendix A). Based in part on this survey, the market rate apartment rents used in this analysis are presented in the following table.

Projected Market Rate Rents Apartment Development			
	Transit Village 1 Prototypes	Transit Village 2 Prototypes	R-3 Prototypes
Number of Bedrooms			
Studio Units		$2,090	
One-Bedroom Units	$2,280	$2,350	$2,140
Two-Bedroom Units	$2,660	$2,790	$2,170
Three-Bedroom Units	$2,880		$2,540
Weighted Average Rent Per Square Foot of Leasable Area	$2.57	$3.05	$2.53

Affordable Rents

The methodology used to calculate the Affordable Rents is described in Attachment 1: Appendix A, and the calculations are presented in Attachment 2: Appendix B. The results are summarized in the following table:

Affordable Rents (2023) Apartment Development	
Number of Bedrooms	Low Income Rents
Studio Units	$1,169
One-Bedroom Units	$1,327
Two-Bedroom Units	$1,440
Three-Bedroom Units	$1,552

B. Estimated Affordability Gaps – Apartment Development

KMA estimated the Affordability Gaps associated with three prototype apartment developments using the following calculation methodology:

1. The differences between the estimated achievable market rate rents and the defined Affordable Rents were calculated for studio, one-bedroom, two-bedroom, and three-bedroom apartment units.

2. KMA assumed that the property taxes for projects that include designated affordable housing units would be based on a lower assessed value due to the reduction in net operating income that would be generated by the project. KMA deducted this lower property tax expense from the estimated rent difference.

3. The estimated "Net Annual Rent Difference Per Inclusionary Unit" represents the annual rent difference minus the estimated property tax savings.

4. The "Affordability Gap Per Inclusionary Unit" is estimated by capitalizing the Net Annual Difference Per Inclusionary Unit at the threshold return derived from a pro forma analysis of the prototype apartment development at unrestricted market rate rents.

The Affordability Gap calculations are provided in Attachment 2: Appendix C, and the results are summarized in the following table:

Estimated Affordability Gap Per Inclusionary Unit Apartment Development	
Prototype	Affordability Gap
Transit Village 1	$188,000
Transit Village 2	$184,000
R-3	$144,000
Weighted Average	$171,900

C. In-Lieu Fee Calculations – Apartment Development

The Affordability Gaps Per Inclusionary Unit were converted into the in-lieu fee payment that would be required to fulfill the affordable housing requirements on site within a proposed market rate apartment development. The conversion calculations are presented in Attachment 2: Appendix C, and the recommended in-lieu fee payment amounts are summarized in the following table.

Recommended In-Lieu Fee Payment Apartment Development	
Weighted Average Affordability Gap Per Inclusionary Unit	$171,900
In-Lieu Fee Payment Per Square Foot of Leasable Area	$18.10

To mitigate the disproportionate impact an Inclusionary Housing obligations creates on small projects, KMA prepared a discounted in-lieu fee schedule for apartment developments that consist of between 10 and 22 units. The recommended in-lieu fee schedule, which is presented in 2023 dollars, is provided in the following table:

Recommended In-Lieu Fee Schedule Measured Per Square Foot of Leasable Area in the Apartment Development	
Number of Units	In-Lieu Fee
10	$1.39
11	$2.78
12	$4.18
13	$5.57
14	$6.96
15	$8.35
16	$9.75
17	$11.14
18	$12.53
19	$13.92
20	$15.32
21	$16.71
22	$18.10

Some developers may choose to pay a fee in lieu of fulfilling an obligation to produce a fraction of an Inclusionary Unit. The following table provides a schedule of fractional in-lieu fee payments for apartment development, presented in 2023 dollars:

Fractional In-Lieu Fee Payment Calculations Measured Per Square Foot of the Leasable Area of One Unit in an Apartment Development		
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	$70.70	$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

V. OWNERSHIP HOUSING DEVELOPMENT ANALYSIS

A. Sales Price Estimates

Market Rate Sales Prices

In October 2023, KMA compiled a survey of single family homes that were sold over the previous two years (Attachment 3: Appendix A). Based in part on this survey, the projected market rate sales prices are presented in the following table.

Projected Market Rate Sales Prices Ownership Housing Development	
Number of Bedrooms	Detached Single Family Homes
Three-Bedroom Units	$598,000
Four-Bedroom Units	$760,000
Five-Bedroom Units	$824,000
Weighted Average Price Per Square Foot of Leasable Area	$307

AFFORDABLE SALES PRICES

The methodology used to calculate the Affordable Sales Prices is described in Attachment 1: Appendix B, and the calculations are presented in Attachment 3: Appendix B. The results are summarized in the following table:

Affordable Sales Prices (2023) Ownership Housing Development	
Number of Bedrooms	Moderate Income Sales Prices
Three-Bedroom Units	$293,900
Four-Bedroom Units	$303,800
Five-Bedroom Units	$313,800

B. Estimated Affordability Gaps – Ownership Housing Development

The Affordability Gaps that were derived from the KMA analysis of single family home development are presented in the following table:

Estimated Affordability Gaps Per Inclusionary Unit Single Family Home Development Ownership Housing Development			
Number of Bedrooms	Market Rate Prices	Moderate Income Prices	Affordability Gap
3	$598,000	$293,900	$304,100
4	$760,000	$303,800	$456,200
5	$824,000	$313,800	$510,200

C. In-Lieu Fee Calculations – Ownership Housing Development

The weighted average Affordability Gaps are translated into the in-lieu fee payment that would be required to fulfill the affordable housing requirements on site within a proposed market rate ownership housing development. These calculations are presented in Attachment 3: Appendix C, and the results are summarized in the following table:

Recommended In-Lieu Fee Payment Ownership Housing Development	
Weighted Average Affordability Gap Per Inclusionary Unit	$442,000
In-Lieu Fee Payment Per Square Foot of Saleable Area	$9.10

To mitigate the disproportionate impact an Inclusionary Housing obligations creates on small projects, KMA prepared a discounted in-lieu fee schedule for ownership housing developments that consist of between 10 and 22 units. The recommended in-lieu fee schedule, which is presented in 2023 dollars, is provided in the following table:

Recommended In-Lieu Fee Schedule Measured Per Square Foot of Saleable Area in the Ownership Housing Development	
Number of Units	In-Lieu Fee
10	$0.70
11	$1.40
12	$2.10
13	$2.80
14	$3.50
15	$4.20
16	$4.90
17	$5.60
18	$6.30
19	$7.00
20	$7.70
21	$8.40
22	$9.10

The following table provides a schedule of fractional in-lieu fee payments for developers that choose this option for fulfilling an obligation to produce a fraction of an Inclusionary Unit. The fractional in-lieu fee schedule is presented in 2023 dollars:

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)		2,430
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: Ownership Housing 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

VI. RECOMMENDED IN-LIEU FEE UPDATES

In a policy recommendations report dated January 30, 2023, KMA recommended that the in-lieu fee payment amount be adjusted each year based on the percentage change in new home prices in San Bernardino County as published annually by the Real Estate Research Council (RERC). During the intervening period RERC ceased publication of this information. As a substitute, KMA recommends that the in-lieu fee be updated annually using the following methodology:

1. Median sales value information for "All New Residential Development" in San Bernardino County should be compiled annually. The Redfin Corporation currently produces and publishes this information.

2. The increase or decrease in the in-lieu fee payment amounts should be based on the year-to-year percentage change in the median new home sales price derived from this Redfin Corporation information.

ATTACHMENT 1
AFFORDABLE HOUSING COST CALCULATION METHODOLOGIES
INCLUSIONARY HOUSING: UPDATED IN-LIEU FEE ANALYSIS
REDLANDS, CALIFORNIA

APPENDIX A
AFFORDABLE RENT CALCULATION METHODOLOGY

ASSUMPTIONS

The Affordable Rent calculations are presented in Attachment 2: Appendix B. The calculations are based on the following assumptions:

The household income information used in the calculations is based on 2023 income statistics for San Bernardino County as a whole. The household incomes for lower income households are produced by United States Department of Housing and Urban Development (HUD) and distributed by the California Department of Housing and Community Development (HCD) annually in a "State Income Limits" memorandum.

The household size appropriate for the unit is based on the California Health and Safety Code (H&SC) Section 50052.5 standard of the number of bedrooms in the home plus one.[1] H&SC Section 50052.5 refers to this as "the family size appropriate for the unit." This is a benchmark that is used for calculation purposes only. It is neither an occupancy minimum nor a maximum.

The benchmark household incomes used in the Affordable Rent calculations are based on 80% of the area median income (AMI). This is based on the standard imposed by Assembly Bill 1505.

The following monthly utilities allowances were applied in this analysis.[2]

Utility Allowances Apartment Development Prototypes	
Number of Bedrooms	Monthly Utilities Allowances
Studio	$154
1	$185
2	$261
3	$338

[1] For example, the imputed household size for a one-bedroom unit is two persons.
[2] Utilities allowances are based on utilities costs comprised of electric heating, cooking and water heating; and basic electric, and air conditioning. The allowances are based on the Housing Authority of the County of San Bernardino apartment schedule effective as of October 1, 2023.

AFFORDABLE RENTS

The resulting affordable rents are presented in the following table:

Affordable Rents (2023) Apartment Development	
Number of Bedrooms	Low Income Rents
Studio	$1,169
1	$1,327
2	$1,440
3	$1,552

APPENDIX B
AFFORDABLE SALES PRICE CALCULATION METHODOLOGY

ASSUMPTIONS

The Affordable Sales Price calculations are presented in Attachment 3: Appendix B. The calculations are based on the following assumptions:

1. The household income information used in the calculations is based on 2023 income statistics for San Bernardino County as a whole. The household incomes for moderate income households are produced and distributed annually by HCD.

2. The Affordable Sales Price estimates are based on the calculation methodology imposed by H&SC Section 50052.5.

The elements included in the Affordable Sales Price calculations are described in the following sections of this Attachment.

Household Size

For the sole purposes of calculating Affordable Sales Prices, H&SC Section 50052.5 sets household sizes based on the number of bedrooms in the home plus one. As discussed previously, this is neither an occupancy minimum nor a maximum. Rather, it is a benchmark that creates a consistent Affordable Sales Price calculation methodology.

Household Income

For calculation purposes only, H&SC Section 50052.5 applies benchmark household incomes as the standard for determining the Affordable Sales Prices. For moderate income households the benchmark is set at 110% of the San Bernardino County AMI.

The identified benchmark percentage of AMI is not an income cap. The household income qualification standards are based on 120% of AMI for moderate income households and are based on the actual size of the home buyer's household.

Income Allocated to Housing-Related Expenses

H&SC §50052.5 allocates 35% of the benchmark household incomes to the payment of housing-related expenses.

Housing-Related Expenses

Based on research undertaken by KMA, the variable housing related expense assumptions used in this analysis are presented in the following table:

Variable Housing Related Expenses Ownership Housing Development Prototypes		
Number of Bedrooms	Monthly Utilities Allowances [3]	Monthly Maintenance & Insurance
3	$659	$100
4	$800	$125
5	$940	$150

The property tax expense estimates are based on 1.15% of the defined Affordable Sales Prices. This assumes that the City will require the homes to be resold at an Affordable Sales Price throughout one cumulative 45-year covenant period.

Supportable Mortgage Amount

The mortgage amounts used in the Affordable Sales Price calculations are estimated using the income available after the other housing-related expenses are paid. The mortgage terms used in this analysis were based on a 30-year fully amortizing loan at a 7.70% interest rate. [4]

Benchmark Down Payment

KMA set the benchmark down payment at 5% of the estimated Affordable Sales Price. A down payment of this magnitude is commonly allowed by affordable housing programs.

AFFORDABLE SALES PRICES

The resulting Affordable Sales Prices are estimated as follows:

[3]Utilities allowances are based on utilities costs comprised of electric heating, cooking and water heating; basic electric; and water, sewer and trash services. The allowances are based on the Housing Authority of the County of San Bernardino single family home schedule effective as of October 1, 2023.

[4] Based on a 100 basis points premium applied to the Freddie Mac monthly average, between November 2022 and October 2023, for a fixed-interest rate loan with a 30-year amortization period.

Affordable Sales Prices (2023) Ownership Housing Development	
Number of Bedrooms	Moderate Income Sales Prices
3	$293,900
4	$303,800
5	$313,800

ATTACHMENT 2

APARTMENT DEVELOPMENT
INCLUSIONARY HOUSING: UPDATED IN-LIEU FEE ANALYSIS
REDLANDS, CALIFORNIA

ATTACHMENT 2: APPENDIX A

RENT ANALYSES
APARTMENT DEVELOPMENT
INCLUSIONARY HOUSING: UPDATED IN-LIEU FEE ANALYSIS
REDLANDS, CALIFORNIA

ATTACHMENT 2: APPENDIX A

RENT SURVEY 4+ STAR PROPERTIES [1]
APARTMENT DEVELOPMENT
INCLUSIONARY HOUSING: UPDATED IN-LIEU FEE ANALYSIS
REDLANDS, CALIFORNIA

	Name	Address			# of Units	Unit Size (SF)	Average Effective Rent Total	Average Effective Rent Per SF	Year Built
I.			Studio Units						
	The Crossings at Redlands	26000 W Lugonia Ave	Redlands	92374	44	485	$1,818	$3.75	2019
	Redlands Lawn and Tennis	1400 Barton Rd	Redlands	92373	32	510	$1,712	$3.36	1986
		Minimum				485	$1,712	$3.36	
		Maximum				510	$1,818	$3.75	
		Weighted Average				496	$1,773	$3.58	
II.			One-Bedroom Units						
	Cypress Villas Apt Homes	301 E Cypress Ave	Redlands	92373	14	610	$2,366	$3.88	2005
	Redlands Lawn and Tennis	1400 Barton Road	Redlands	92373	136	656	$1,936	$2.95	
	The Crossings at Redlands	26000 W Lugonia Ave	Redlands	92734	171	718	$2,118	$2.95	
	Venue at Orange	1610 Orange Avenue	Redlands	92373	158	726	$2,101	$2.89	2023
	The Summit	27431 San Bernardino Ave	Redlands	92734	145	756	$2,207	$2.92	2019
	Barton Vineyard	26630 Barton Rd	Redlands	92373	120	778	$1,989	$2.56	2006
	Circa 2020	27000 W Lugonia Ave	Redlands	92734	171	836	$2,246	$2.69	2015
		Minimum				610	$1,936	$2.56	
		Maximum				836	$2,366	$3.88	
		Weighted Average				744	$2,113	$2.85	

ATTACHMENT 2: APPENDIX A

RENT SURVEY 4+ STAR PROPERTIES [1]
APARTMENT DEVELOPMENT
INCLUSIONARY HOUSING: UPDATED IN-LIEU FEE ANALYSIS
REDLANDS, CALIFORNIA

	Name	Address			# of Units	Unit Size (SF)	Average Effective Rent Total	Average Effective Rent Per SF	Year Built
III.			Two-Bedroom Units						
	Cypress Villas Apt Homes	301 E Cypress Ave	Redlands	92373	61	833	$2,301	$2.76	
	Redlands Lawn and Tennis	1400 Barton Road	Redlands	92373	328	874	$2,482	$2.84	
	The Summit	27431 San Bernardino Ave	Redlands	92734	124	1,019	$2,432	$2.39	
	Barton Vineyard	26630 Barton Rd	Redlands	92373	152	1,098	$2,252	$2.05	
	Venue at Orange	1610 Orange Avenue	Redlands	92373	143	1,118	$2,417	$2.16	
	Circa 2020	27000 W Lugonia Ave	Redlands	92734	124	1,130	$2,599	$2.30	
	The Crossings at Redlands	26000 W Lugonia Ave	Redlands	92374	128	1,177	$2,617	$2.22	
	The Village at Redlands	301 Wabash Ave	Redlands	92734	40	1,400	$2,434	$1.74	2005
		Minimum				833	$2,252	$1.74	
		Maximum				1,400	$2,617	$2.84	
		Weighted Average				1,034	$2,453	$2.41	
IV.			Three-Bedroom Units						
	Cypress Villas Apt Homes	301 E Cypress Ave	Redlands	92373	7	1,178	$2,902	$2.46	
	The Summit	27431 San Bernardino Ave	Redlands	92734	12	1,257	$3,362	$2.67	
	Venue at Orange	1610 Orange Avenue	Redlands	92373	27	1,297	$3,035	$2.34	
	Barton Vineyard	26630 Barton Rd	Redlands	92373	24	1,320	$2,716	$2.06	
	Circa 2020	27000 W Lugonia Ave	Redlands	92734	11	1,412	$3,182	$2.25	
		Minimum				1,178	$2,716	$2.06	
		Maximum				1,412	$3,362	$2.67	
		Weighted Average				1,303	$2,997	$2.30	

[1] Source: CoStar, October 2023.

ATTACHMENT 2: APPENDIX B

AFFORDABLE RENT CALCULATIONS
APARTMENT DEVELOPMENT
INCLUSIONARY HOUSING: UPDATED IN-LIEU FEE ANALYSIS
REDLANDS, CALIFORNIA

ATTACHMENT 2: APPENDIX B

AFFORDABLE RENT CALCULATIONS
LOW INCOME - 2023 INCOME STANDARDS
APARTMENT DEVELOPMENT
INCLUSIONARY HOUSING: UPDATED IN-LIEU FEE ANALYSIS
REDLANDS, CALIFORNIA

			Studio Units	One-Bedroom Units	Two-Bedroom Units	Three-Bedroom Units
I.	**Household Income Assumptions**					
	Benchmark Household Size	[1]	1	2	3	4
	Area Median Income	[2]	$66,150	$75,600	$85,050	$94,500
	% of AMI Used for Rent Setting Purposes	[3]	80%	80%	80%	80%
	Benchmark Annual Household Income		$52,920	$60,480	$68,040	$75,600
II.	**% of Income Allotted to Housing Expenses**		30%	30%	30%	30%
III.	**Gross Affordable Rent**					
	Annual		$15,876	$18,144	$20,412	$22,680
	Monthly		$1,323	$1,512	$1,701	$1,890
	(Less) Monthly Utilities Allowance	[4]	($154)	($185)	($261)	($338)
IV.	**Net Affordable Rent**		$1,169	$1,327	$1,440	$1,552

[1] Under the California Health & Safety Code Section 50052.5 calculation methodology, the "family size appropriate for the unit" benchmark is set at the number of bedrooms in the unit plus one. This benchmark is used solely for the purposes of calculating the Affordable Rents. It is neither an occupancy cap nor a floor.

[2] Based on 2023 San Bernardino County household incomes published by the California Department of Housing & Community Development (HCD).

[3] Based on 80% of AMI. This percentage of AMI is based on the standard identified in AB 1505.

[4] Utilities 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. Assumes: Electric Heating, Electric Cooking, and Electric Water Heater; Basic Electric; and Air Conditioning.

ATTACHMENT 2: APPENDIX C

IN-LIEU FEE CALCULATIONS
APARTMENT DEVELOPMENT
INCLUSIONARY HOUSING: UPDATED IN-LIEU FEE ANALYSIS
REDLANDS, CALIFORNIA

ATTACHMENT 2: APPENDIX C

IN-LIEU FEE CALCULATIONS
APARTMENT DEVELOPMENT
INCLUSIONARY HOUSING: UPDATED IN-LIEU FEE ANALYSIS
REDLANDS, CALIFORNIA

			Transit Village 1 Prototypes	Transit Village 2 Prototypes	R-3 Prototypes
I.	**Rent Difference**				
	A. Studio Units				
	Market Rents	[1]	$0	$2,090	$0
	Affordable Rent	[2]	0	1,169	0
	Difference		$0	$921	$0
	B. One-Bedroom Units				
	Market Rents	[1]	$2,280	$2,350	$2,140
	Affordable Rent	[2]	1,327	1,327	1,327
	Difference		$953	$1,023	$813
	C. Two-Bedroom Units				
	Market Rents	[1]	$2,660	$2,790	$2,170
	Affordable Rent	[2]	1,440	1,440	1,440
	Difference		$1,220	$1,350	$730
	D. Three-Bedroom Units				
	Market Rents	[1]	$2,880	$0	$2,540
	Affordable Rent	[2]	1,552	0	1,552
	Difference		$1,328	$0	$988
II.	**Distribution of Total Units**	[3]			
	Studio Units		0%	20%	0%
	One-Bedroom Units		45%	50%	35%
	Two-Bedroom Units		50%	30%	55%
	Three-Bedroom Units		5%	0%	10%
III.	**Annual Rent Difference Per Inclusionary Unit**		$13,263	$13,208	$9,418
	Less: Property Tax Difference	[4]	(3,590)	(3,570)	(2,550)
	Net Annual Rent Difference Per Inclusionary Unit		$9,673	$9,638	$6,868
IV.	**Assumptions**				
	Total Units		60	232	135
	Total Leasable Area		58,350	184,880	117,250
	Weighted Avg Unit Size (Sf)		973	797	869
	Inclusionary Housing Percentage		9%	9%	9%
	Inclusionary Units		5	21	12

V. **Supportable In-Lieu Fee**					Weighted Averages
Affordability Gap Per Inclusionary Unit	[5]	$188,000	$184,000	$144,000	$171,900
Total		$940,000	$3,864,000	$1,728,000	$6,532,000
Per Total Unit in the Project		$15,670	$16,660	$12,800	$15,300
Per Square Foot of Total Leasable Area		$16.10	$20.90	$14.70	$18.10

[1] The market rents are drawn in part from the survey of apartment projects that are designated with four or more stars by the CoStar rat

[2] See ATTACHMENT 2: APPENDIX B.

[3] Based on the unit mix distribution applied in the Financial Evaluation pro forma analysis.

[4] Based on the rent differential capitalized at a 4.25% rate to establish the value, and a 1.15% property tax rate.

[5] Based on the Net Annual Rent Difference Per Inclusionary Unit capitalized at the Threshold Return on Total Investment generated by each prototype apartment development.

ATTACHMENT 3

OWNERSHIP HOUSING DEVELOPMENT
INCLUSIONARY HOUSING: UPDATED IN-LIEU FEE ANALYSIS
REDLANDS, CALIFORNIA

ATTACHMENT 3: APPENDIX A

HOME SALES SURVEY
OWNERSHIP HOUSING DEVELOPMENT
INCLUSIONARY HOUSING: UPDATED IN-LIEU FEE ANALYSIS
REDLANDS, CALIFORNIA

APPENDIX A

SINGLE FAMILY HOME RESALE SURVEY [1]
OWNERSHIP HOUSING DEVELOPMENT
INCLUSIONARY HOUSING: UPDATED IN-LIEU FEE ANALYSIS
REDLANDS, CALIFORNIA

Address			Unit Size (SF)	Sales Price Total	Sales Price Per SF	Year Built
Three-Bedroom Units						
918 Lawton St	Redlands	92374	1,200	$540,000	$450	2019
1499 Shannon Ave	Redlands	92374	1,627	$647,821	$398	2021
1483 Shannon Ave	Redlands	92374	1,627	$623,797	$383	2021
1676 Camellia Ln	Redlands	92374	1,864	$670,000	$359	2022
1710 Camellia Ln	Redlands	92374	1,864	$532,450	$286	2022
1696 Camellia Ln	Redlands	92374	1,864	$536,990	$288	2022
943 Dahlia Ave	Redlands	92374	1,949	$667,888	$343	2022
Minimum			1,200	$532,450	$286	2019
Maximum			1,949	$670,000	$450	2022
Average			1,714	$602,700	$352	2021
Four-Bedroom Units						
906 Lawton St	Redlands	92374	1,430	$550,000	$385	2022
1227 Herald St	Redlands	92374	1,750	$579,000	$331	2023
1443 Claire Ave	Redlands	92374	1,853	$678,000	$366	2020
915 Dahlia	Redlands	92374	1,949	$675,000	$346	2022
31040 Sutherland Dr	Redlands	92373	2,191	$900,000	$411	2018
1431 Wicklow Ave	Redlands	92374	2,227	$645,000	$290	2020
1766 Mardi Gras Ln	Redlands	92374	2,253	$641,007	$285	2023
1760 Gold Medal Ln	Redlands	92374	2,253	$655,226	$291	2023
26634 Fino Ct	Redlands	92373	2,386	$836,000	$350	2019
1710 Lucas Ln	Redlands	92374	2,396	$865,000	$361	2018
1652 Penny Ln	Redlands	92374	2,397	$922,000	$385	2018
842 Royal Knight Trl	Redlands	92374	2,449	$633,190	$259	2022
866 Royal Knight Trl	Redlands	92374	2,590	$648,003	$250	2022
848 Orangedale Ave	Redlands	92374	2,590	$662,060	$256	2023
1459 Shane Ct	Redlands	92374	2,726	$812,500	$298	2019
1580 Adeline Ave	Redlands	92374	2,741	$715,000	$261	2018
858 Royal Knight Trl	Redlands	92374	2,877	$667,756	$232	2022
1744 Sunny Heights Ln	Redlands	92374	2,877	$677,056	$235	2022
1690 Lucas Ln	Redlands	92374	2,924	$900,000	$308	2019
1462 Elliott Ct	Redlands	92374	3,090	$910,000	$294	2019
313 Silvertree Ln	Redlands	92374	4,100	$1,250,000	$305	2018
Minimum			1,430	$550,000	$232	2018
Maximum			4,100	$1,250,000	$411	2023
Average			2,479	$753,400	$304	2020

APPENDIX A

SINGLE FAMILY HOME RESALE SURVEY [1]
OWNERSHIP HOUSING DEVELOPMENT
INCLUSIONARY HOUSING: UPDATED IN-LIEU FEE ANALYSIS
REDLANDS, CALIFORNIA

Address			Unit Size (SF)	Sales Price		Year Built
				Total	Per SF	
Five-Bedroom Units						
1721 Camellia Ln	Redlands	92374	2,010	$555,990	$277	2022
1475 Galway Ave	Redlands	92374	2,537	$720,000	$284	2020
1447 Wicklow	Redlands	92374	2,537	$670,000	$264	2020
1462 Shannon Ave	Redlands	92374	2,537	$734,000	$289	2021
1506 Shannon Ave	Redlands	92374	2,537	$731,272	$288	2021
1454 Shane Ct	Redlands	92374	2,726	$870,000	$319	2019
1854 Montecito Ln	Redlands	92374	3,248	$975,000	$300	2019
1814 Pansy Ct	Redlands	92374	3,297	$955,000	$290	2019
1811 Adeline Ct	Redlands	92374	3,297	$1,150,000	$349	2019
10985 Sunny Cove Ct	Redlands	92373	3,320	$890,000	$268	2018
Minimum			2,010	$555,990	$264	2018
Maximum			3,320	$1,150,000	$349	2022
Average			2,805	$825,100	$294	2020

[1] Source: Redfin. Based on single family homes built between 2018 and 2023. The sales occurred between October 2021 and October 2023.

ATTACHMENT 3: APPENDIX B

AFFORDABLE SALES PRICE CALCULATIONS
OWNERSHIP HOUSING DEVELOPMENT
INCLUSIONARY HOUSING: UPDATED IN-LIEU FEE ANALYSIS
REDLANDS, CALIFORNIA

APPENDIX B - EXHIBIT II

AFFORDABLE SALES PRICE CALCULATIONS [1]
DETACHED SINGLE FAMILY HOME PROTOTYPE
MODERATE INCOME - 2023 INCOME STANDARDS
OWNERSHIP HOUSING DEVELOPMENT
INCLUSIONARY HOUSING: UPDATED IN-LIEU FEE ANALYSIS
REDLANDS, CALIFORNIA

		Three-Bedroom Units	Four-Bedroom Units	Five-Bedroom Units
I.	**General Assumptions**			
	Benchmark Household Size [2]	4	5	6
	Area Median Income [3]	$94,500	$102,050	$109,600
	Annual Utilities Allowance [4]	$7,908	$9,600	$11,280
	HOA, Maintenance & Insurance [5]	$1,200	$1,500	$1,800
II.	**Calculations**			
	A. Income Allotted to Housing Based on 110% AMI			
	Benchmark Annual Household Income	$103,950	$112,255	$120,560
	Income Allotted to Housing @ 35% of Income	$36,380	$39,290	$42,200
	B. Property Taxes @ 1.15% of Affordable Sales Price	$3,380	$3,490	$3,610
	C. Income Available for Mortgage Debt Service [6]	$23,892	$24,700	$25,510
	D. Affordable Sales Price			
	Supportable Mtg @ 7.70% Interest [7]	$279,200	$288,600	$298,100
	Home Buyer Down Payment @ 5% of ASP	14,700	15,200	15,700
	Affordable Sales Price	$293,900	$303,800	$313,800

[1] The Affordable Sales Price calculations are based on the California Health and Safety Code Section 50052.5 methodology.

[2] Under the California Health & Safety Code Section 50052.5 calculation methodology, the "family size appropriate for the unit" benchmark is set at the number of bedrooms in the unit plus one. This benchmark is used solely for the purposes of calculating the Affordable Sales Price. It is neither an occupancy cap nor a floor.

[3] Based on 2023 San Bernardino County household incomes published by the California Department of Housing & Community Development (HCD).

[4] Utilities allowances are based on the Housing Authority of the County of San Bernardino utility allowance schedule for detached homes effective as of 10/1/23. Assumes: Electric Heating, Electric Cooking, Electric Water Heater, Basic Electric, Air Conditioning, Water,

[5] Based in part on the HOA dues identified in the home sales survey presented in APPENDIX A.

[6] Based on the Income Allotted to Housing minus the following: Annual Utilities Allowance; HOA, Maintenance & Insurance; and Property Taxes @ 1.15% of Affordable Sales Price.

[7] Based on a 100 basis points premium applied to the Freddie Mac monthly average, between November 2022 and October 2023, for a fixed-interest rate loan with a 30-year amortization period.

ATTACHMENT 3: APPENDIX C

IN-LIEU FEE CALCULATIONS
OWNERSHIP HOUSING DEVELOPMENT
INCLUSIONARY HOUSING: UPDATED IN-LIEU FEE ANALYSIS
REDLANDS, CALIFORNIA

APPENDIX C

IN-LIEU FEE CALCULATIONS (5% STANDARD)
OWNERSHIP HOUSING DEVELOPMENT
INCLUSIONARY HOUSING: UPDATED IN-LIEU FEE ANALYSIS
REDLANDS, CALIFORNIA

			Single Family Home Prototype
I.	**Sales Price Difference**		
	A. Three-Bedroom Units		
	Market Rate Sales Price	[1]	$598,000
	Affordable Sales Price	[2]	293,900
	Difference		$304,100
	B. Four-Bedroom Units		
	Market Rate Sales Price	[1]	$760,000
	Affordable Sales Price	[2]	303,800
	Difference		$456,200
	C. Five-Bedroom Units		
	Market Rate Sales Price		$824,000
	Affordable Sales Price		313,800
	Difference		$510,200
II.	**Distribution of Total Units**	[3]	
	Three-Bedroom Units		20%
	Four-Bedroom Units		50%
	Five-Bedroom Units		30%
III.	**Assumptions**		
	Total Units		60
	Total Saleable Area		145,800
	Weighted Avg Unit Size (Sf)		2,430
	Inclusionary Housing Percentage		5.0%
	Inclusionary Units		3
IV.	**In-Lieu Fee**		
	Affordability Gap Per Inclusionary Unit	[4]	$442,000
	Total In-Lieu Fee		$1,326,000
	Per Total Unit in the Project		$22,100
	Per Sf of Total Saleable Area		$9.10

[1] The market rate sales prices are drawn from the pro forma analyses.
[2] See ATTACHMENT 3: APPENDIX B.
[3] Based on the unit mix distribution applied in the pro forma analyses.
[4] Based on unit mix distribution and the weighted average difference between the Market Rate Sales Prices and the Affordable Sales Prices.

City Council Meeting **I. 1.**

DATE: 12/19/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Consideration of Additional Appropriations for 2022-23 Year-End Encumbrance and Carryover Balances (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 approve additional appropriations to the Fiscal Year 2023-24 budget for the Fiscal Year 2022-23 year-end encumbrances and carryovers.

RECOMMENDATION:

Staff recommends the City Council approve additional appropriations to the Fiscal Year 2023-24 budget for the Fiscal Year 2022-23 year-end encumbrances and carryovers.

DISCUSSION:

During the year-end closing process, staff routinely reviews previously approved budget activities and projects that remain in-progress and have not yet been completed. The reason being is that at the close of the previous fiscal year, all unexpended appropriations will lapse unless otherwise designated. To preserve unexpended appropriations for in-progress projects and purchases, it is necessary to request that those specific carryovers and encumbrances be approved as continuing appropriations in the current Fiscal Year 2023-2024. An encumbrance refers to a budgeted expense for which a purchase order was issued in one fiscal year, but the goods or services were not received and paid for until the next fiscal year, thus crossing fiscal years. Carryovers are for project, capital and contractual expenditures that were included in the budget, but at the end of the fiscal year, had not yet been encumbered or spent. Grant

carryovers reflect active grant awards that have been advanced or are 100% reimbursable but remained unspent the close of the previous fiscal year (June 30, 2023).

Although the City Council adopted a two-year budget for fiscal years 2023 & 2024, budget policy requires that these unexpended appropriations in FY 2023 be presented to the Council with a request to approve their carryover into the current fiscal year. Because expenditures of previously encumbered and carried over items will occur in the 2023-24 fiscal year, an additional appropriation is necessary to prevent overspending of the current fiscal year's budget. In the attachments to this report, specific projects and encumbrances are listed for the General Fund and non-General Funds, as well as the specific grant carryovers that are requested.

ALTERNATIVES:

The Council could decide not to appropriate any of these funds at this time. This is not recommended as many of the carryover requests are for items and services that have already received City Council approval during the FY2022-23 and FY2023-24 Biennial Budget process.

STRATEGIC PLAN:

Not applicable.

SUBMITTED BY:
Danielle Garcia, Management Services/Finance Director

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

REVIEWED BY:
Janice McConnell, Assistant City Manager

PREPARED BY:
James Garland, Assistant Finance Director

Fiscal Impact

Discussion:

There is no fiscal impact. The amounts listed in each respective fund have been previously accounted for, both in the Fiscal Year 2022-2023 12-Month Projections within the Adopted Budget as well as in the various fund balance projections. Estimated available fund balances have previously been reduced by these amounts.

Attachments

2023-24 General Fund Encumbrances

2023-24 Other Fund Encumbrances

2023-24 Grant Carryovers

CITY OF REDLANDS
ENCUMBRANCES - GENERAL FUND
AS OF 06/30/2023

P.O. #	ACCT. #	VENDOR	AMOUNT
CITY CLERK			
22300017	101110 6710	Sterling Codifiers Llc	$ 16.28
	TOTAL		**$ 16.28**
CITY MANAGER			
Carryover	101121 6708	City Branding For Fy 2023-24	$ 50,000.00
Carryover	101121 6710	Community E-Boards	35,000.00
22302250	101125 6105	Nancy K Bohl Incorporated	5,000.00
22212069	101125 6106	Cooperative Personnel Services	100,000.00
22302515	101125 6106	The Freeman Investigative Group Inc	2,125.00
22302475	101125 7001	Citrograph Printing Company	119.63
22302295	101125 7003	Gourmet Pizza Shoppe, The	569.29
22300555	101125 7810	Sparkletts	100.73
	TOTAL		**$ 192,914.65**
DEVELOPMENT SERVICES			
22300766	101161 6710	Walker Consultants Inc	$ 2,508.00
Carryover	101161 6710	Placer Ai Foottraffic Analytics	25,000.00
Carryover	101161 6710	Downtown Parking Study	19,848.47
22302566	101161 6901	Citrograph Printing Company	108.75
Carryover	101161 8703	Electronic Plan Review Equipment	5,000.00
22301379	101162 6703	Avolve Software Corp	35,331.25
Carryover	101162 6703	Electronic Plan Review Software	445,177.00
22302566	101162 6901	Citrograph Printing Company	543.75
Carryover	101162 8703	Electronic Plan Review Equipment	25,000.00
Carryover	101163 6005	Permits With The County Of San Bernardino	143,000.00
22301821	101163 6106	Webb Municipal Finance Llc	12,569.40
22302566	101163 6901	Citrograph Printing Company	217.50
Carryover	101163 8703	Electronic Plan Review Equipment	25,000.00
22200529	101164 6106	Environment Plan Dvlpmnt Solutions Inc	6,042.36
22211967	101164 6106	Michael Baker International	147,162.70
22301007	101164 6106	Keyser Marston Associates Inc	49,085.00
Carryover	101164 6106	On-Call Planning Services	166,603.55
22211978	101164 6107	Enviromine Inc	1,860.25
22302576	101164 6107	Environment Plan Dvlpmnt Solutions Inc	72,145.00
22211681	101164 6107	Lilburn Corporation	1,027.00
22212473	101164 6107	Lilburn Corporation	10,007.25
22300666	101164 6107	Lsa Associates Inc	41,767.78
22300667	101164 6107	Lsa Associates Inc	1,966.16
22301813	101164 6107	Michael Baker International	68,442.50
22302225	101164 6107	Michael Baker International	123,376.25
22301129	101164 6107	Moore Iacofano Goltsman Inc	7,419.75
22301978	101164 6107	Moore Iacofano Goltsman Inc	36,402.03
22302357	101164 6107	Moore Iacofano Goltsman Inc	68,933.46
22302566	101164 6901	Citrograph Printing Company	1,087.50
Carryover	101164 8703	Electronic Plan Review Equipment	30,000.00
	TOTAL		**$ 1,572,632.66**
LIBRARY			
Carryover	101190 8501	Boiler Replacement	$ 350,000.00
Carryover	101190 8503	Cash Match For Grant Funds	220,613.00
	TOTAL		**$ 570,613.00**

CITY OF REDLANDS
ENCUMBRANCES - GENERAL FUND
AS OF 06/30/2023

P.O. #	ACCT. #		VENDOR		AMOUNT
POLICE					
22300030	101200	6710	Universal Protection Service Lp	$	14,669.71
Carryover	101201	6703	Crossroads Software		79,400.00
Carryover	101201	6703	Spillman Crossroads Interface		38,365.00
22300027	101201	6907	Information Services Department		16,372.47
22210038	101202	6403	San Bernardino County Sheriff's Dept		13,805.00
22210039	101202	6403	San Bernardino County Sheriff's Dept		9,400.00
22300739	101202	6403	San Bernardino County Sheriff's Dept		22,330.00
22300860	101202	6403	San Bernardino County Sheriff's Dept		12,956.00
22300570	101202	6710	West Coast Lights & Sirens		10,552.17
22302281	101202	7004	Galls Retail Ca Lock Box		24,917.76
22302355	101202	7101	Watson Furniture Group Inc		109,349.44
22301977	101202	7206	West Coast Lights & Sirens		23,054.06
22302461	101202	7805	Proforce Law Enforcement		4,707.79
22300570	101202	7810	West Coast Lights & Sirens		1,381.58
22301977	101202	7810	West Coast Lights & Sirens		35,391.40
Carryover	101202	7901	Body Worn Cameras Purchase		254,357.43
Carryover	101202	8501	EOC Remodel		74,376.13
22302355	101202	8701	Watson Furniture Group Inc		6,274.44
22302345	101204	7806	4imprint Inc		991.01
		TOTAL		**$**	**752,651.39**
FIRE					
22302039	101250	6703	Knox Associates Inc	$	1,038.00
22302522	101250	7004	Fire Etc		1,326.75
22302590	101250	7004	Ln Curtis & Sons		284.40
22302505	101250	7004	Safariland LLC		734.93
22300362	101250	7004	Ace Uniform LLC		406.15
22300340	101250	7205	California Tool And Welding Supply		5,394.78
22301953	101250	7205	Fuller Truck Accessories		90.00
22302122	101250	7205	Johnson Equipment Company		2,381.63
22300270	101250	7205	Veolia Wts Usa Inc		3.60
22300671	101250	7208	Firehawk Corporation		25.86
22301953	101250	7810	Fuller Truck Accessories		1,567.09
Carryover	101250	8501	FS262 Remodel		1,530,000.00
22212464	101250	8503	Wolff/Lang Christopher Archiects, Inc		47,977.19
Carryover	101250	8503	Station 262 ADA Retrofit		173,000.00
Carryover	101250	8704	2 Light Fleet Vehicle Purchases		126,285.40
Carryover	101250	9001	2021 Holman Capital Principal Payments		2,886,177.15
Carryover	101250	9101	2021 Holman Capital Interest Payments		70,367.33
Carryover	101251	6710	Plan Review Services		94,685.00
22210974	101251	7102	Fuller Truck Accessories		4,765.99
		TOTAL		**$**	**4,946,511.25**

CITY OF REDLANDS
ENCUMBRANCES - GENERAL FUND
AS OF 06/30/2023

P.O. #	ACCT. #		VENDOR	AMOUNT
FACILITIES AND COMMUNITY SERVICES				
22212478	101300	6106	Atwork Franchise Inc	$ 1,715.31
22302291	101300	6708	Sb Express One Llc	950.00
22302490	101300	6708	God's Work Inc	0.01
22212362	101300	6710	Miller Architectural Corporation	256,609.54
22300836	101301	6309	Industrial Commercial Systems Inc	328.45
22302114	101301	6710	Cwfc Inc	10,300.00
22302120	101301	6710	Tri-City Acoustics Inc	467.00
22301680	101301	6710	United Site Services Of California Inc	1,248.49
22301692	101301	6710	United Site Services Of California Inc	1,248.49
22301407	101301	6903	Dutch Touch Window Cleaning	19,125.00
22302240	101301	6903	Quinmar Janitorial Inc	327,509.56
22300337	101301	6908	Herc Rentals Inc	6,673.26
22300671	101301	6910	Firehawk Corporation	40.00
22302199	101301	6910	Pro-Craft Construction Inc	25,502.50
22302299	101301	6910	Mike's Custom Flooring	475.00
22302636	101301	6910	Mike's Custom Flooring	408.38
22300603	101301	7204	Consolidated Electrical Distributors Inc	336.52
22300938	101301	7208	Hirsch Pipe & Supply Co Inc	56.45
22302199	101301	7208	Pro-Craft Construction Inc	9,727.87
22302636	101301	7208	Mike's Custom Flooring	534.45
22302299	101301	7210	Mike's Custom Flooring	727.19
22302236	101301	7810	Shor-Line	38,035.16
Carryover	101301	8501	CIP Long Tern Capital Improvements	250,000.00
Carryover	101301	8501	Animal Shelter Yard And Parking Lot Improvements	35,970.34
Carryover	101301	8501	Exterior Plastering & Roof Redlands Bowl	120,000.00
Carryover	101301	8501	Assesment Of All Roofs To Determine CIP Plan	50,000.00
Carryover	101301	8501	Old Stucco Wall Id Failing (Non Structural)	40,000.00
Carryover	101301	8501	Additional Office Space Needed	54,000.00
22301919	101302	6710	Elecnor Belco Electric Inc	15,180.00
22302219	101302	7208	Ameron International Corporation	10,601.25
22302445	101302	7208	Faribo Manufacturing Co.	2,500.00
Carryover	101302	8706	Replace 3 Failing Cabinets	10,355.04
Carryover	101302	8706	Replace 20 Failing Controllers	58,000.00
22301684	101303	6710	Cwfc Inc	720.00
22301685	101303	6710	Cwfc Inc	550.00
22301635	101303	6710	Props Av	3,000.00
22301317	101303	6710	American Landscape & Maintenance Inc	8,160.00
22302616	101303	6710	S & A Landscape Llc	5,000.00
22301002	101303	6710	Patrol Solutions	209,221.52
22301314	101303	6910	Rymax Electric Inc	1,952.50
22301814	101303	7204	Kc Restoration Co Inc	46,967.83
22300590	101303	7208	Pro-Pipe & Supply	677.63
22300682	101303	7209	P & R Paper Supply	1,633.89
22302153	101303	7209	Waxie Sanitary Supply	2,474.25
Carryover	101303	7901	Shade Sale Replacements	131,850.00
22301642	101303	8501	Design West Engineering Inc	13,000.00
22301559	101303	8501	Hohbach-Lewin Inc	3,000.00
22301140	101303	8501	My Electrician Inc	703,768.08
22302045	101303	8501	Vt Electric Inc	361,172.80
Carryover	101303	8501	Long-Term Planning For Park Beautification For The Commur	250,000.00
Carryover	101303	8501	Sports Lighting For Unlit Fields	300,000.00
Carryover	101303	8501	Safety For Patrons	170,000.00
Carryover	101303	8501	Safety For Public, Patrons, Vendors Etc	250,000.00
Carryover	101303	8501	Sylvan Park Restroom Replacement Grant Match	30,000.00
Carryover	101303	8501	Ford Park Restroom Replacement	98,333.32
Carryover	101303	8501	Bowl Sound And Lighting	8,920.00
Carryover	101303	8501	Crafton Parks Goal Posts	6,000.00
Carryover	101303	8501	Crafton Park Crows Nest Relocation	30,000.00

CITY OF REDLANDS
ENCUMBRANCES - GENERAL FUND
AS OF 06/30/2023

P.O. #		ACCT. #	VENDOR	AMOUNT
Carryover	101303	8501	Crafton Park Score Board Relocation	15,000.00
Carryover	101303	8501	Crafton Park Snack Bar Retrofit	10,000.00
Carryover	101303	8501	Community Park Snackbar Renovation	10,000.00
Carryover	101303	8501	Pickleball Court Upgrades (Not Conversion) Rec Center	93,852.00
Carryover	101303	8501	Parking Lighting Improvements	103,964.00
Carryover	101303	8501	Beverly Pond	10,000.00
Carryover	101303	8501	Gateway Ranch Parking	9,885.00
Carryover	101303	8501	Crafton Park Football Field Imp (Mid-Year Addition)	376,000.00
Carryover	101303	8501	Prospect Park	41,365.80
Carryover	101303	8501	Redlands Bowl Kc Restoration	284,007.86
Carryover	101303	8501	Redlands Bowl	126,621.25
22302532	101304	6710	Elrod Fence Co	2,985.00
22302608	101304	6710	Tlc Landscape Services	6,270.00
22302540	101304	6710	R & J Construction Llc	6,100.00
22302543	101304	6710	R & J Construction Llc	8,100.00
22302666	101304	6710	R & J Construction Llc	34,000.00
22302607	101304	6710	Corona Clay Company	12,757.50
22302207	101304	6710	Pcubed Associates Inc	11,835.99
22300337	101304	6908	Herc Rentals Inc	716.89
22302608	101304	6910	Tlc Landscape Services	9,831.00
22302311	101304	6910	Zap Manufacturing Inc	1,265.60
22302540	101304	6910	R & J Construction Llc	5,000.00
22302543	101304	6910	R & J Construction Llc	5,000.00
22302666	101304	6910	R & J Construction Llc	15,500.00
22302446	101304	7208	Grainger	1,266.48
22302361	101304	7208	Pacific Products & Service Llc	317.28
22302311	101304	7208	Zap Manufacturing Inc	2,074.88
22300536	101304	7208	Marubeni America Corporation	1,830.70
22300861	101304	8704	Plumbers Depot Inc	657,806.09
Carryover	101304	8706	John Deer Mower	75,000.00
22302593	101305	6901	Citrograph Printing Company	505.69
22302458	101306	6703	Gogovapps Inc	1,200.00
22302535	101309	6708	Ymca Of The East Valley	3,000.00
22211511	101309	6710	Colton-Redlands-Yucaipa Rop	31,272.20
22301263	101309	6710	Jacob, Gabriel	5,868.75
22301789	101309	6710	Sgh Architects Inc	6,700.00
22301486	101309	6906	Global Payments Inc	5,000.00
22302343	101309	6910	So. California Builders Inc	12,000.00
22301186	101309	7208	Dave Bang Associates Inc	4,475.02
22302425	101309	7208	Redlands Ironworks Inc	4,800.00
22302343	101309	7810	So. California Builders Inc	4,000.00
Carryover	101309	8501	Upgrade Community Center Gameroom	30,000.00
Carryover	101309	8501	Add Exterior Signs Along Lugonia And Washington For The Commur	20,000.00
Carryover	101309	8501	Community Center Multi-Purpose Room Upgrade	15,000.00
Carryover	101309	8501	Replace Used Astro Van With Enterprise Lease	10,000.00
Carryover	101309	8501	l Exterior Door To The Side Of The Community Center With Direct Acce	20,000.00
Carryover	101309	8501	Gameroom Renovations	110,000.00
Carryover	101309	8501	Renovate Community Center Classroom	30,000.00
Carryover	101309	8501	Reflinish Gym And Racquetball Floors	26,760.74
22301184	101309	8503	Deark E&C Inc	1,821.08
22301170	101309	8503	Armstrong Cal Builders Inc	13,673.88
22302312	101310	6006	Rocovitz Inc	940.16
22300631	101310	6106	Cbre Inc	30,000.00
22301022	101310	6703	Presidio Holdings Inc	14,699.18
22301284	101310	6710	Inland Presort And Mailing Services	300.00
22302312	101310	6910	Rocovitz Inc	1,610.00
22300532	101310	6910	Ontario Refrigeration Service Inc	312.68
22302277	101310	6910	Dormakaba Usa Inc	655.68
22302676	101310	6910	Dormakaba Usa Inc	336.39
22302277	101310	7208	Dormakaba Usa Inc	1,007.22

CITY OF REDLANDS
ENCUMBRANCES - GENERAL FUND
AS OF 06/30/2023

P.O. #		ACCT. #	VENDOR		AMOUNT
22302312	101310	7901	Rocovitz Inc		9,166.02
22301022	101310	8703	Presidio Holdings Inc		16,256.08
22301213	101311	6901	Citrograph Printing Company		288.19
22302353	101311	7004	Galls Retail Ca Lock Box		2,567.46
22300532	101311	7208	Ontario Refrigeration Service Inc		5,164.69
22301335	101311	7810	Animal Care Equipment & Services Llc		85.10
Carryover	101311	8501	Animal Shelter Pavement Repairs		28,899.62
		TOTAL		**$**	**6,391,746.23**
MUED					
22211097	101400	6106	David Taussig & Associates Inc	$	31,100.18
22201697	101400	6106	Huitt Zollars Inc		99,883.69
22301431	101400	8403	Tryco General Engineering		392,786.84
22302428	101400	8403	Onyx Paving Company		1,582,000.00
22302498	101400	8501	Nextech Systems Inc		72,242.43
		TOTAL		**$**	**2,178,013.14**
MANAGEMENT SERVICES - FINANCE AND REVENUE					
Carryover	101501	6104	Pun Group	$	61,309.17
22211812	101501	6106	David Taussig & Associates Inc		7,000.00
22300404	101501	6106	David Taussig & Associates Inc		5,701.61
22302531	101501	6106	Hdl Coren & Cone		21,000.00
22300286	101501	6106	HINDERLITER Dellamas & ASSOC		57,722.22
22211617	101501	6106	Ly Environmental Inc		750.00
22300403	101501	6106	Matrix Consulting Group Ltd		9,600.00
22301476	101501	6106	Knn Public Finance Llc		42,281.97
22302617	101501	6106	The Pun Group Llp		56,800.00
22301461	101501	6106	Ascensus Holdings Inc		2,400.00
22300859	101501	6901	Lee, Stella J		3,688.70
22300215	101501	7002	Masters Refreshment Services Llc		11.35
		TOTAL		**$**	**268,265.02**
	TOTAL ENCUMBRANCES			**$**	**6,605,014.02**
	TOTAL CARRYOVERS				**10,268,349.60**
	TOTAL GENERAL FUND			**$**	**16,873,363.62**

CITY OF REDLANDS
ENCUMBRANCES - OTHER FUNDS
AS OF 06/30/2023

P.O. #	ACCT. #			VENDOR	AMOUNT
EMERGENCY SERVICES					
22300362	205250	7004		Ace Uniform LLC	$ 406.16
	TOTAL				**$ 406.16**
PARIS					
22301929	211400	6106		The Converse Professional Group Inc	$ 12,000.00
22300727	211400	7810		Virtual Project Manager	666.67
Carryover	211910	8403	211004	Sbc Cost-Sharing Pavement Project	78,750.00
22302266	211910	8403	211006	Matich Corporation	3,109,733.84
Carryover	211910	8403	211006	2022 Pavement Management Plan	88,021.36
Carryover	211910	6106	211006	2022 Pavement Management Plan	50,000.00
Carryover	211910	6710	211006	2022 Pavement Management Plan	50,000.00
22302428	211910	8501	211007	Onyx Paving Company	500,000.00
	TOTAL				**$ 3,889,171.87**
AIR QUALITY IMPROVEMENT					
22201549	221400	6106		San Bernardino County Transportation	$ 121,642.38
Carryover	221400	8706		Cms Board	50,000.00
	TOTAL				**$ 171,642.38**
DRBA					
22302682	236300	6710		Otc Brands Inc	$ 5,000.00
22302683	236300	6710		Gonzalez Party & Event Rentals Inc	5,000.00
	TOTAL				**$ 10,000.00**
ASSET FORFEITURE					
22300561	246200	6710		3Si Security Systems Inc	$ 2,280.00
22300561	246200	7810		3Si Security Systems Inc	6,169.38
22210423	246200	7810		West Coast Lights & Sirens	2,797.49
22301287	246200	7810		Presidio Holdings Inc	0.01
22302573	246200	7810		Precision Survey Supply LLC	8,081.25
22302573	246200	8706		Precision Survey Supply LLC	14,005.35
	TOTAL				**$ 33,333.48**
PUBLIC FACILITIES FUND					
22211300	251300	6710		Wolff/Lang Christopher Archiects, Inc	$ 3,767.11
	TOTAL				**$ 3,767.11**
ARTERIAL STREET CONST					
22301222	252400	6106	252002	Casc Engineering And Consulting Inc	$ 89,557.67
Carryover	252400	6106	252002	Cal St & Rdl Blvd Intersec Widening	196,098.16
Carryover	252400	8501	252002	Citrus Avenue @ Wabash Widening	765,875.20
	TOTAL				**$ 1,051,531.03**
TRAFFIC SIGNALS FUND					
22300974	253400	6106		Koa Corporation	$ 2,860.43
22212287	253400	8501	253007	Elecnor Belco Electric Inc	279,703.85
Carryover	253400	6106	253007	Trfc Signal @ University & Brockton	96,763.81
Carryover	253400	8501	253007	Trfc Signal @ University & Brockton	603,309.44
	TOTAL				**$ 982,637.53**
CFD 2004-1 ASSESSMENTS					
22300220	261300	6710		Rp Landscape & Irrigation	$ 7,050.87
22302657	261300	6710		Rp Landscape & Irrigation	680.00
22301644	261300	6710		Niznik, David A	13,440.00
22302681	261300	7208		Rp Landscape & Irrigation	21,266.43
	TOTAL				**$ 42,437.30**

CITY OF REDLANDS
ENCUMBRANCES - OTHER FUNDS
AS OF 06/30/2023

P.O. #	ACCT. #			VENDOR	AMOUNT
STORM DRAIN CONSTRUCTION					
Carryover	405400	8404	405002	Oakmont Park Project	$ 1,800,000.00
Carryover	405400	8404	405003	Mzc Interior Coating	180,000.00
22301881	405400	6106	405004	Watearth Inc	35,045.50
Carryover	405400	6106	405004	Country Club Drainage	449,570.68
	TOTAL				**$ 2,464,616.18**
SAFETY/CITY HALL REPLACEMENT					
22302371	406501	8501	406001	Holt Architects Inc	$ 2,127,992.50
	TOTAL				**$ 2,127,992.50**
WATER OPERATIONS					
22201882	501900	6106		Raftelis Financial Consultants	$ 24,803.13
22301929	501900	6106		The Converse Professional Group Inc	15,305.00
22211504	501900	6703		Hach Company	12,457.90
22301070	501900	6708		Am Conservation Group Inc	542.23
22301889	501900	6710		Evoqua Water Technologies LLC	1,597.16
22301220	501900	6710		General Pump Company	159,065.11
22211504	501900	6710		Hach Company	1,464.17
22301575	501900	6710		Vital Records Holdings LLC	55.86
22302492	501900	6901		Redlands Print Shop And Copy Center	2,241.77
22301407	501900	6903		Dutch Touch Window Cleaning	580.00
22302240	501900	6903		Quinmar Janitorial Inc	11,724.80
22300202	501900	7208		Western Water Works	19,799.46
22300450	501900	7808		Ferguson Us Holdings Inc	261,192.49
22300727	501900	7810		Virtual Project Manager	666.67
22301855	501900	8704		Altec Capital Services LLC	265,455.50
Carryover	501900	6106		Hydro Services	50,000.00
Carryover	501900	6106		Tate Rmp % Year Update And Seismic Assessment	18,343.00
Carryover	501900	6106		2300V Mcc Service	25,000.00
Carryover	501900	6106		Inspection Services	28,830.00
Carryover	501900	8501		Other Betterments and Improvements	250,000.00
	Sub-Total (501900)				$ 1,149,124.25
WATER PROJECTS					
22300806	501910	6106		Dudek & Associates Inc	$ 133,655.16
22301901	501910	6106		Dudek & Associates Inc	484,324.51
22302474	501910	6106		Cdm Smith Inc	120,000.00
Carryover	501910	8402	501005	Cip Well Rehabilitation	450,731.92
22211310	501910	8706	501006	Tesco Controls LLC	4,727,967.50
Carryover	501910	6106	501006	Water Scada System Upgrade	8,974.00
Carryover	501910	6710	501006	Water Scada System Upgrade	322,555.87
Carryover	501910	8402	501007	Agate Well #2 Rehabilitation	175,000.00
Carryover	501910	8402	501009	Hinckley Sludge Press	277,225.66
Carryover	501910	8402	501009	Wtr Vulnerability Asmnt & Emerg Res	556,429.50
Carryover	501910	6106	501015	Wtr Vulnerability Asmnt & Emerg Res	9,232.25
22212474	501910	8402	501021	Ferguson Us Holdings Inc	783,356.96
Carryover	501910	8402	501021	Advanced Mtrng/Automatic Mtr Rdng	9,519.04
Carryover	501910	8402	501023	Water Meter Replacement Project	16.21
22302358	501910	6106	501028	Richard Brady & Associates Inc	423,693.26
Carryover	501910	8501	501028	Smart Irrig Controller For City Fac	100,000.00
Carryover	501910	8402	501028	Fixed Gen-5Th Ave,Texas St,Cntry Cl	19,569.26
Carryover	501910	6106	501028	Fixed Gen-5Th Ave,Texas St,Cntry Cl	70,430.74
Carryover	501910	7808	501037	21/22 Potable Water Meter Rplcmnt	507,439.53
22212363	501910	6106	501040	Carollo Engineers	151,498.00
22212363	501910	8402	501040	Carollo Engineers	175,095.59
Carryover	501910	8402	501042	Tank Mixers	150,000.00
Carryover	501910	6106	501044	Wellhead Perchlorate	400,000.00
Carryover	501910	8402	501044	Wellhead Perchlorate	325,000.00

CITY OF REDLANDS
ENCUMBRANCES - OTHER FUNDS
AS OF 06/30/2023

P.O. #	ACCT. #			VENDOR		AMOUNT
22301863	501910	6106	501047	Chambers Group Inc		61,464.71
Carryover	501910	6904	501047	Engineering - Sunset Reservoir		25,500.00
Carryover	501910	6106	501047	Engineering - Sunset Reservoir		1,564,752.35
Carryover	501910	6106	501048	Laboratory Expansion		121,400.00
Carryover	501910	6106	501049	Seismic Assmnt-Reservoir Consolidat		1,000,000.00
Carryover	501910	8402	501052	Booster Pump Station Rehabilitation		300,000.00
22302266	501910	8501	501053	Matich Corporation		176,637.00
Carryover	501910	8501	501053	Hinckley Wtp Paving		173,363.00
22301752	501910	8402	501062	Tryco General Engineering		3,035,970.15
Carryover	501910	8501	521027	Climate Control Storage Unit		70,000.00
	Sub-Total (501910)				$	16,910,802.17
	TOTAL WATER				**$**	**18,059,926.42**
SOLID WASTE						
22301584	511900	6106		Sca of Ca LLC	$	1,000.00
22211444	511900	6106		Geo-Logic Associates		1.00
22212384	511900	6106		Geo-Logic Associates		370.00
22300738	511900	6106		Geo-Logic Associates		17.50
22301753	511900	6106		Geo-Logic Associates		60,468.55
22301891	511900	6106		Paradigm Software LLC		15,852.54
22301751	511900	6106		Quantum Analytical Services Inc		1,209.50
22302310	511900	6106		Quantum Analytical Services Inc		605.00
22302497	511900	6106		R3 Consulting Group		89,375.00
22211488	511900	6106		Schmidt Geomatic Mapping Inc		125.00
22301745	511900	6106		Schmidt Geomatic Mapping Inc		25,150.00
22211510	511900	6106		American International Environmental Inc		6,262.37
22301734	511900	6106		American International Environmental Inc		182,326.00
22302224	511900	6106		American International Environmental Inc		27,690.00
22302679	511900	6106		Ayam, Maryam		5,000.00
22302680	511900	6106		Ayam, Maryam		5,000.00
22300110	511900	6710		Bj Used Tire And Rubber Recycling Inc		3,976.60
22300061	511900	6710		Burrtec Waste Group Inc		112.05
22302678	511900	6710		Burrtec Waste Group Inc		362.09
22211699	511900	6710		Cr&R		79,364.53
22301718	511900	6710		Cr&R		344,273.92
22300101	511900	6710		One Stop Landscape Supply Center		15,599.15
22300040	511900	6710		San Bernardino County Fire Department		3,815.42
22212181	511900	6710		D&B Pressure Washing		250.00
22302254	511900	6710		Green Earth Environmental Cleaning Solutions		484.00
22302284	511900	6710		Routesmart Technologies Inc		61,080.00
22302356	511900	6710		Ayam, Maryam		48,282.52
22300185	511900	6712		County Of San Bernardino		29,087.24
22301407	511900	6903		Dutch Touch Window Cleaning		435.00
22302240	511900	6903		Quinmar Janitorial Inc		8,224.80
22300094	511900	6904		American Tower Corporation		450.28
22300120	511900	7205		Airgas Usa LLC		2,500.01
22302264	511900	7205		Quincy Compressor LLC		733.25
22300111	511900	7208		Cal-Mesa Steel Supply Inc		5,000.00
22300120	511900	7810		Airgas Usa LLC		905.63
22300112	511900	7810		Chem-Pak		3,465.03
22301080	511900	7810		Wastequip LLC		20,024.46
22300113	511900	7810		Sontag, Patricia L		73.42
22302364	511900	7810		Evimero LLC		402.06
22302613	511900	7810		Evimero LLC		495.00
22300961	511900	7810		Duramax Holdings LLC		91,728.76
22302539	511900	7810		Thermocouple Technology LLC		1,808.33
	Sub-Total (511900)				$	1,143,386.01

CITY OF REDLANDS
ENCUMBRANCES - OTHER FUNDS
AS OF 06/30/2023

P.O. #	ACCT. #			VENDOR		AMOUNT
SOLID WASTE PROJECTS						
22302077	511910	7206		Rush Truck Center	$	49,880.00
Carryovers	511910	8501	511003	Gas Collection System		836,137.05
Carryovers	511910	6710	511003	Gas Collection System		40,748.00
22302077	511910	7901	511005	Rush Truck Center		815.65
22211098	511910	8704	511005	Rush Truck Center		1,147,872.07
22302077	511910	8704	511005	Rush Truck Center		2,227,407.10
	Sub-Total (511910)				$	4,302,859.87
	TOTAL SOLID WASTE				**$**	**5,446,245.88**
SEWER SERVICES						
22201882	521900	6106		Raftelis Financial Consultants	$	24,803.13
22300197	521900	6106		Montrose Environmental Solutions Inc		10,258.34
22301929	521900	6106		The Converse Professional Group Inc		8,000.00
22211504	521900	6703		Hach Company		5,804.14
22300295	521900	6710		Burgeson'S Heating Air Conditioning		1,989.00
22300307	521900	6710		Houston & Harris Pcs Inc		119,862.91
22302481	521900	6710		Houston & Harris Pcs Inc		300,000.00
22300763	521900	6710		Synagro Wwt Inc		22,951.14
22302106	521900	6710		West Yost & Associates Inc		10,634.96
22301281	521900	6710		Kirtley Construction Inc		197,344.74
22301575	521900	6710		Vital Records Holdings LLC		55.86
22302356	521900	6710		Ayam, Maryam		48,282.52
22301407	521900	6903		Dutch Touch Window Cleaning		1,185.00
22302240	521900	6903		Quinmar Janitorial Inc		20,757.20
22301810	521900	7102		Zenon Environmental Corp		54.38
22301554	521900	7204		Excel Door & Gate Company		3,470.00
22302046	521900	7204		West Coast Arborists Inc		4,725.00
22301912	521900	7208		Pacific Parts & Controls		8,041.31
22302178	521900	7208		Pacific Parts & Controls		108.02
22301472	521900	7208		Zenon Environmental Corp		543.75
22300727	521900	7810		Virtual Project Manager		666.66
22301855	521900	8704		Altec Capital Services LLC		265,455.50
22301883	521900	8705		Fisher Scientific		9,774.44
	Sub-Total (521900)				$	1,064,768.00
SEWER PROJECTS						
22302253	521910	6106		Rincon Consultants Inc	$	4,900.00
22201311	521910	6106	521003	Rincon Consultants Inc		135,335.26
Carryover	521910	6106	521003	Alabama Septage Ponds Site Assmnt		142,505.00
22200504	521910	8401	521006	Parsons Water & Infrastructure		1,063,739.34
Carryover	521910	8401	521006	Wwtp Modifications		59,738.64
Carryover	521910	6106	521006	Wwtp Modifications		28,703.00
Carryover	521910	7901	521012	Citywide Sewer Manhole Adjustment		24,801.00
Carryover	521910	7901	521014	On-Call Ww System Improvements		41,124.72
Carryover	521910	6106	521022	Wwtp Leachate Drying Beds		550,000.00
Carryover	521910	6106	521025	Wwtp P2 Construction Management		250,000.00
Carryover	521910	6710	521026	Wwtp Operations Facility Imprvmt		70,000.00
22302474	521910	6106	521028	Cdm Smith Inc		150,990.00
Carryover	521910	6106	521028	Laboratory Expansion Engineering		19,010.00
22302606	521910	8401	521029	Cem Construction Corporation		3,314,268.00
Carryover	521910	8401	521029	2022 Sewer Cip		14,448.72
	Sub-Total (521910)				$	5,869,563.68
	TOTAL SEWER				**$**	**6,934,331.68**

CITY OF REDLANDS
ENCUMBRANCES - OTHER FUNDS
AS OF 06/30/2023

P.O. #	ACCT. #			VENDOR	AMOUNT
NON-POTABLE WATER					
22201882	531900	6106		Raftelis Financial Consultants	$ 3,572.49
22301220	531900	6710		General Pump Company	125,000.00
	TOTAL				**$ 128,572.49**
NON-POTABLE WATER PROJECTS					
Carryover	531910	7901	531003	2019 Well Rehabilitation	$ 33,481.57
22302083	531910	6106	531004	West Yost & Associates Inc	108,905.00
Carryover	531910	6106	531004	Recycled Wtr Regulatory Compliance	458,372.77
Carryover	531910	8402	531005	South Mountain Water Board Project	222,110.00
Carryover	531910	7901	531007	Well #31A Rehabilitation	64,940.00
Carryover	531910	6106	531009	Recyled Water Reservoir Design	343,254.82
22300089	531910	7901	531019	General Pump Company	125,270.40
Carryover	531910	8402	531019	Well Rehabilitation	89,529.47
Carryover	531910	8402	531020	Texas Street Booster Replacement	150,000.00
	TOTAL				**$ 1,595,864.03**
NON-POTABLE CAPITAL IMPROVEMENT					
22211654	532920	8402		Carollo Engineers	$ 337,585.83
	TOTAL				**$ 337,585.83**
GROVES OPERATIONS					
22302644	538900	7208		Fruit Growers Supply Company	$ 534.87
	TOTAL				**$ 534.87**
GROVES OPERATIONS					
22300941	538910	6710		Larry Jacinto Farming Inc	$ 30,400.83
22302586	538910	6902		Citrograph Printing Company	152.25
22302668	538910	6902		Citrograph Printing Company	152.25
22302059	538910	7901		Mariposa Landscape Inc	105,100.00
22302223	538910	7901		Washburn Grove Mgmt Inc	59,399.99
22302049	538910	7901		Gless Ranch Inc	42,500.00
	TOTAL				**$ 237,705.32**
CEMETERY					
22301407	562900	6903		Dutch Touch Window Cleaning	$ 630.00
22302240	562900	6903		Quinmar Janitorial Inc	15,882.40
22302447	562900	7204		Quick Crete Products Corp	4,091.20
22302448	562900	7204		Quick Crete Products Corp	2,000.00
22300375	562900	7801		Gallagher, Ryan	700.00
22302454	562900	7801		Matthews International Corporation	4,745.00
22302598	562900	7801		Whited Cemetery Service	4,990.00
Carryover	562900	8501		Sunset Lawn Phase 2 Development	110,000.00
Carryover	562900	8501		Sunset Lawn Phase 3 Development	60,000.00
	TOTAL				**$ 203,038.60**

CITY OF REDLANDS
ENCUMBRANCES - OTHER FUNDS
AS OF 06/30/2023

P.O. #	ACCT. #		VENDOR		AMOUNT
AVIATION					
22301407	564900	6903	Dutch Touch Window Cleaning	$	495.00
22302240	564900	6903	Quinmar Janitorial Inc		8,153.00
22302517	564900	6910	Excel Door & Gate Company		194.40
22301882	564900	7204	Rp Landscape & Irrigation		9,826.67
22302570	564900	7204	Martinez, Charmaine		20,460.00
22302517	564900	7208	Excel Door & Gate Company		608.03
	TOTAL			**$**	**39,737.10**
GENERAL LIABILITY					
22210977	602900	6710	Hills, George	$	240.00
22300712	602900	6710	Hills, George		23.00
	TOTAL			**$**	**263.00**
INFORMATION TECHNOLOGY SERVICES					
22301238	604900	6106	Sdi Presence LLC	$	158,935.00
22301943	604900	6106	Palicon Group		7,200.00
22301016	604900	6106	Geo-Comm Inc		28,139.00
22301726	604900	6106	Nimako, Solomon N		34,980.00
22302328	604900	6106	Wright, Brandon		5,000.00
22302609	604900	6703	Cdw Government Inc		5,093.90
22300641	604900	6703	Colorado State University		650.00
22302414	604900	6703	Dell Marketing Lp		8,031.95
22302369	604900	6703	Esri		20,991.66
22300302	604900	6703	Oracle America Inc		890.83
22302368	604900	6703	Planetbids		26,862.00
22302064	604900	6703	San Bernardino County Sheriff'S Dept		2,702.70
22302397	604900	6703	Solutions Ii Inc		2,396.19
22302496	604900	6703	Zones		9,928.24
22300853	604900	6703	Presidio Holdings Inc		7,597.80
22302440	604900	6703	Pacific Alliance Capital LLC		2,535.00
22302396	604900	6703	Pdq Intermediate Inc		2,550.00
22301940	604900	6710	Liftoff LLC		98,644.00
22302529	604900	8703	Dell Marketing Lp		30,793.05
Carryover	604900	6106	300 State Street		100,000.00
Carryover	604900	6106	Munis Implimentation		75,000.00
Carryover	604900	6703	Cashiering Software System		25,000.00
Carryover	604900	6703	Cashiering Software System		55,000.00
Carryover	604900	6703	Replacement For Route Management		35,000.00
Carryover	604900	8703	Core Migration		410,118.20
Carryover	604900	8703	Pd Camera System Upgrade		500,000.00
	TOTAL			**$**	**1,654,039.52**
WORKERS COMPENSATION					
22210156	606951	6106	Nancy K Bohl Incorporated	$	2,918.75
22301020	606951	6106	Nancy K Bohl Incorporated		1,962.50
22212070	606951	6710	Adminsure Inc		7,236.00
22302309	606951	6710	Adminsure Inc		92,070.00
	TOTAL			**$**	**104,187.25**

CITY OF REDLANDS
ENCUMBRANCES - OTHER FUNDS
AS OF 06/30/2023

P.O. #	ACCT. #		VENDOR	AMOUNT
EQUIPMENT MAINTENANCE				
22300337	607900	6908	Herc Rentals Inc	$ 212.57
22302571	607900	6909	Ron Turley Associates Inc	7,131.73
22300158	607900	6910	Clean Energy	241.50
22301068	607900	6910	Terex Usa LLC	9,923.62
22300066	607900	7206	Southern California Fleet Services Inc	24,000.00
22301068	607900	7206	Terex Usa LLC	7,095.91
22300075	607900	7213	Air & Hose Source Inc	242.44
22300064	607900	7213	Daniels Tire Service Inc	6,231.11
22300398	607900	7213	South Coast Emergency Vehicle Service	814.26
22302621	607900	7213	Hi-Line Electric Company Inc	905.35
22302512	607900	7213	Citizenprime LLC	1,189.95
22300138	607900	7301	Merrimac Petroleum Inc	60,456.10
22212215	607900	7302	Applied Lng Technologies	1,399,535.25
22300138	607900	7304	Merrimac Petroleum Inc	154,452.94
22302267	607900	7810	Airgas Usa LLC	853.58
22302312	607900	7901	Rocovitz Inc	1,433.19
	TOTAL			**$ 1,674,719.50**
UTILITY BILLING				
22302459	608900	6703	Dynatouch Corporation	$ 7,813.00
22302542	608900	8706	R & J Construction LLC	12,940.00
22302459	608900	8706	Dynatouch Corporation	22,417.50
Carryover	608900	8501	Citiworks Intergration W/Enquesta	80,000.00
	TOTAL			**$ 123,170.50**
	TOTAL ENCUMBRANCES			**$ 31,010,733.59**
	TOTAL CARRYOVERS			**$ 16,306,723.94**
	TOTAL NON-GENERAL FUND			**$ 47,317,457.53**

Grant Carryover
06/30/2023

PROJECT NAME	ACCOUNT STRING	GL NAME	Department	GL ORG	GL OBJ	CARRYOVER AMOUNT REVENUE	EXPENDITURES	MATCH
ARPA Local Fiscal Recovery Fund	F120002 -ARPA LFRF -	Federal Grants	CMO	200120	4407	(5,402,300.99)		
ARPA Local Fiscal Recovery Fund	F120002 -1. PUB HLT-1.8 OTH EX-	Software Support/Development	CMO	200120	6703		10,607.95	
ARPA Local Fiscal Recovery Fund	F120002 -1. PUB HLT-1.8 OTH EX-	Janitorial Services	CMO	200120	6903		15,000.00	
ARPA Local Fiscal Recovery Fund	F120002 -1. PUB HLT-1.8 OTH EX-	Special Departmental Supplies	CMO	200120	7810		6,062.91	
ARPA Local Fiscal Recovery Fund	F120002 -2. NEG ECO-2.1 HHFOOD-GROGC	Special Program Expenditures	CMO	200120	6708		573,344.56	
ARPA Local Fiscal Recovery Fund	F120002 -2. NEG ECO-2.2 HHUTIL-	Special Program Expenditures	CMO	200120	6708		441,159.50	
ARPA Local Fiscal Recovery Fund	F120002 -2. NEG ECO-2.29SMLBUS-GFT VCHR	Special Program Expenditures	CMO	200120	6708		2,030,275.64	
ARPA Local Fiscal Recovery Fund	F120002 -2. NEG ECO-2.34ASSTNP-	Community Grant Award	CMO	200120	6704		55,000.00	
ARPA Local Fiscal Recovery Fund	F120002 -3. PH-NEI -3.1 PUBSFT-PAYROLL	Salaries: Full-Time	CMO	200120	5001		552,223.95	
ARPA Local Fiscal Recovery Fund	F120002 -3. PH-NEI -3.3 OTHSTF-PAYROLL	Salaries: Full-Time	CMO	200120	5001		318,302.12	
ARPA Local Fiscal Recovery Fund	F120002 -6. REV RPL-6.1 GOV SV-ST OUTRCH	Special Program Expenditures	CMO	200120	6708		83,521.21	
ARPA Local Fiscal Recovery Fund	F120002 -6. REV RPL-6.1 GOV SV-STAFF	Salaries: Full-Time	CMO	200120	5001		182,712.44	
ARPA Local Fiscal Recovery Fund	F120002 -6. REV RPL-6.1 GOV SV-STEPS4LIFE	Special Contractual Services	CMO	200120	6710		94,157.00	
ARPA Local Fiscal Recovery Fund	F120002 -6. REV RPL-6.1 GOV SV-WW INFRA	Wastewater Infrastructure	CMO	200120	8401		1,000,000.00	
ARPA Local Fiscal Recovery Fund	F120002 -7. ADMIN -7.1 ADM EX-CONSULTANT	Other Professional Services	CMO	200120	6106		5,330.00	
ARPA Local Fiscal Recovery Fund	F120002 -7. ADMIN -7.1 ADM EX-OTHER	Training	CMO	200120	6403		288.00	
ARPA Local Fiscal Recovery Fund	F120002 -7. ADMIN -7.1 ADM EX-PAYROLL	Salaries: Full-Time	CMO	200120	5001		34,315.71	
			CMO Total			**(5,402,300.99)**	**5,402,300.99**	**0.00**
CDBG-Boys & Girls Club Academic	F164003 -CDBG -FY22-23	Federal Grants	DSD	200164	4407	(10,955.00)		
CDBG-SB Sexual Assault Services	F164004 -CDBG -FY22-23	Federal Grants	DSD	200164	4407	(9,239.60)		
CDBG-SB Sexual Assault Services	F164004 -NONCAP -MISC -FY22-23	Special Contractual Services	DSD	200164	6710		733.41	
CDBG-FSAR Rental & Food Assistance	F164005 -CDBG -FY22-23	Federal Grants	DSD	200164	4407	(10,955.00)		
CDBG-YMCA Legal Aid Program	F164007 -CDBG -FY2022	Federal Grants	DSD	200164	4407	(3,158.85)		
CDBG-YMCA Legal Aid Program	F164007 -CDBG -FY22-23	Federal Grants	DSD	200164	4407	(10,955.00)		
CDBG-FSA Senior Nutrition	F164008 -CDBG -FY2022	Federal Grants	DSD	200164	4407	(12,200.00)		
CDBG-FSA Senior Nutrition	F164008 -CDBG -FY22-23	Federal Grants	DSD	200164	4407	(10,955.00)		
Joslyn Senior Center Rehab Project	F164010 -CDBG -	Federal Grants	DSD	200164	4407	(466,599.42)		
Joslyn Senior Center Rehab Project	F164010 -NONCAP -PERSNL -	Salaries: Full-Time	DSD	200164	5001		18,247.90	
Joslyn Senior Center Rehab Project	F164010 -NONCAP -PERSNL -	Pension Contributions	DSD	200164	5401		4,592.77	
Joslyn Senior Center Rehab Project	F164010 -NONCAP -PERSNL -	Social Security/Medicare	DSD	200164	5501		1,401.07	
Joslyn Senior Center Rehab Project	F164010 -NONCAP -PERSNL -	Health/Dental Insurance	DSD	200164	5701		2,651.68	
Joslyn Senior Center Rehab Project	F164010 -NONCAP -PERSNL -	Disability Insurance	DSD	200164	5703		48.00	
Joslyn Senior Center Rehab Project	F164010 -NONCAP -PERSNL -	Unemployment Insurance	DSD	200164	5704		74.54	
Joslyn Senior Center Rehab Project	F164010 -NONCAP -PERSNL -	Life Insurance	DSD	200164	5705		10.31	
Joslyn Senior Center Rehab Project	F164010 -CAP -CON&CONMGT-	License & Permits	DSD	200164	6005		4,491.70	
Joslyn Senior Center Rehab Project	F164010 -NONCAP -MISC -	Printing and Binding	DSD	200164	6901		400.00	
Joslyn Senior Center Rehab Project	F164010 -CAP -CON&CONMGT-	Building Const/Improv	DSD	200164	8503		300,356.25	
CDBG-Steps 4 Life	F164030 -CDBG -	Federal Grants	DSD	200164	4407	(6,385.55)		
CDBG-Steps 4 Life	F164030 -NONCAP -MISC -	Special Contractual Services	DSD	200164	6710		3,683.53	
CDBG-CV3 Sr Center Outdoor Dining	F16428E -CDBG -	Federal Grants	DSD	200164	4407	(236,216.92)		
SB2 Planning Grants Program	S164009 -SB2 -	State Grants	DSD	200164	4401	(71,796.02)		
SB2 Planning Grants Program	S164009 -NONCAP -MISC -	Other Professional Services	DSD	200164	6106		18,244.95	
LEAP-Housing Element Update	S16426A -LEAP -	State Grants	DSD	200164	4401	(61,640.74)		
LEAP-Housing Element Update	S16426A -NONCAP -MISC -	Other Professional Services	DSD	200164	6106		40,716.49	
LEAP-Transit Village Plan EIR	S16426B -LEAP -	State Grants	DSD	200164	4401	(44,980.50)		
LEAP-Transit Village Plan EIR	S16426B -NONCAP -MISC -	Other Professional Services	DSD	200164	6106		8,559.81	
			DSD Total			**(956,037.60)**	**404,212.41**	**0.00**
Building Forward Grant	S190001 -CA LIBRARY-	State Grant	LIB	200190	4401	(44,503.00)		
City match-Building Forward Grant		Reimbursed Expenditures	LIB	200190	6912		(222,518.00)	
City Match-Building Forward Grant		Reimbursed Expenditures	LIB	101190	6912			222,518.00
Building Forward Grant	S190001 -CAP -CON&CONMGT-	Building Const/Improv	LIB	200190	8503		667,553.00	
			LIB Total			**(44,503.00)**	**445,035.00**	**222,518.00**
FY18 Bryne Justice Assistance Grant	F202006 -JAG -	Federal Grants	Police	200202	4407	(13,826.00)	-	
FY18 Bryne Justice Assistance Grant	F202006 -NONCAP -MISC -	Special Dept Supplies	Police	200202	7810		13,826.00	
FY19 Bryne Justice Assistance Grant	F202020 -NONCAP -MISC -	Special Dept Supplies	Police	200202	7810		14,530.00	
FY20 Bryne Justice Assistance Grant	f202021 -JAG -	Federal Grants	Police	200202	4407	(14,374.00)		
FY20 Bryne Justice Assistance Grant	f202021 -NONCAP -MISC -	Special Dept Supplies	Police	200202	7810		14,374.00	
FY21 Bryne Justice Assistance Grant	F202027 -JAG -	Federal Grants	Police	200202	4407	(17,538.00)		
FY21 Bryne Justice Assistance Grant	F202027 -CAP -EQUIP -	All Other Equipment	Police	200202	8706		17,538.00	
FY22/23 OTS Selective Trfc Enfrcmnt	F202028 -STEP -	Federal Grants	Police	200202	4407	(112,069.91)		
FY22/23 OTS Selective Trfc Enfrcmnt	F202028 -NONCAP -PERSNL -	OT Reimbursable	Police	200202	5102		104,265.97	
FY22/23 OTS Selective Trfc Enfrcmnt	F202028 -NONCAP -TRVL -	Travel Reimbursement	Police	200202	6402		3,927.00	
FY22/23 OTS Selective Trfc Enfrcmnt	F202028 -NONCAP -MISC -	Special Dept Supplies	Police	200202	7810		1,767.00	
FY21 Homeland Security Grant Prgm	F202030 -HSGP -	Federal Grants	Police	200202	4407	(36,670.00)		
FY21 Homeland Security Grant Prgm	F202030 -CAP -CON&CONMGT-	Other Betterments/Improv	Police	200202	8501		36,670.00	
FY22 Bryne Justice Assistance Grant	F202031 -JAG -	Federal Grants	Police	200202	4407	(18,431.00)		
FY22 Bryne Justice Assistance Grant	F202031 -CAP -EQUIP -	All Other Equipment	Police	200202	8706		18,431.00	
Bd of State & Community Corrections	S202004 -BSCC -	State Grants	Police	200202	4401	(134,801.27)		
Bd of State & Community Corrections	S202004 -NONCAP -MISC -	Special Contractual Services	Police	200202	6710		88,207.52	
Bd of State & Community Corrections	S202004 -CAP -EQUIP -	All Other Equipment	Police	200202	8706		46,593.75	
FY22/23 Alcoholic Beverage Control	S202029 -ABC -	State Grants	Police	200202	4401	(9,194.81)		
Officer Wellness & Mental Health	S202032 -BSCC -	State Grants	Police	200202	4401	(55,464.53)	-	
Officer Wellness & Mental Health	S202032 -NONCAP -MISC -	Training	Police	200202	6403		55,464.53	
			Police Total			**(412,369.52)**	**415,594.77**	**0.00**
FY20 AFG-COVID 19 Supplemental Pr	F250015 -AFG -	Federal Grants	Fire	200250	4407	(22,129.32)		
FY20 AFG-COVID 19 Supplemental Pr	F250015 -NONCAP -MISC -	Special Departmental Supplies	Fire	200250	7810		12,901.86	
FY22 EOC Grant Program	F250023 -CAL OES -	Federal Grants	Fire	200250	4407	(712,500.00)		
FY22 EOC Grant Program	F250023 -NONCAP -MISC -	Reimbursed Expenditures	Fire	200250	6912		(201,875.00)	
City Match- EOC Grant Program		Reimbursed Exp (for Cash match)	Fire	101250	6912			201,875.00
FY22 EOC Grant Program	F250023 -NONCAP -MISC -	Non-Capital Expenditures	Fire	200250	7901		256,667.00	
FY22 EOC Grant Program	F250023 -CAP -CON&CONMGT-	Other Betterments/Improv	Fire	200250	8501		176,458.00	
FY22 EOC Grant Program	F250023 -CAP -EQUIP -	All Other Equipment	Fire	200250	8706		481,250.00	
FY20 Homeland Security Grant Prgm	F250024 -HSGP -	Federal Grants	Fire	200250	4407	(21,209.00)		
FY20 Homeland Security Grant Prgm	F250024 -NONCAP -MISC -	Special Departmental Supplies	Fire	200250	7810		21,209.00	
SoCalGas Climate Adaptation Prgm	P250001 -OTH GRANT -	Other Grants	Fire	200250	4410	(8,716.85)		
SoCalGas Climate Adaptation Prgm	P250001 -NONCAP -MISC -	Reimbursed Expenditures	Fire	200250	6912		3,681.02	
SoCalGas Climate Adaptation Prgm	P250001 -NONCAP -MISC -	Office Supplies	Fire	200250	7002		4,986.94	
SoCalGas Climate Adaptation Prgm	P250001 -NONCAP -MISC -	Computer Components	Fire	200250	7211		48.89	
Household Hazardous Waste Grnt Cy	S250019 -CAHHW -	State Grants	Fire	200250	4401	(244,500.00)		

Household Hazardous Waste Grnt Cy	S250019	-NONCAP	-PERSNL	-	Salaries: Full-Time	Fire	200250	5001	16,208.20	
Household Hazardous Waste Grnt Cy	S250019	-CAP	-CON&CONMGT-		Other Betterments/Improv	Fire	200250	8501	221,111.80	
						Fire Total			**(1,009,055.17)**	**992,647.71**	**201,875.00**
2023 California Market Match Prgm	C300010	-CNIP	-FEDERAL		Federal Grants	FCS	200300	4407	(1,893.00)		
2023 California Market Match Prgm	C300010	-NONCAP	-INCENTIVE	-	Food Incentives	FCS	200300	7807		1,893.00	
21-22 OmniTrans Senior Transp Progr	P309006	-OMNI	-		Other Grants	FCS	200309	4410	(3,577.87)		
						FCS Total			**(5,470.87)**	**1,893.00**	**0.00**
Highland/Redlands Regnl Connector	C400005	-HIGHLAND	-		State Grants	MUED	200400	4401	(1,420,769.32)		
Highland/Redlands Regnl Connector	C400005	-PREENG	-DESIGN	-COH	Other Professional Services	MUED	200400	6106		34,308.78	
Highland/Redlands Regnl Connector	C400005	-MATCH	-COH	-	Reimbursed Expenditures	MUED	200400	6912		(12,863.76)	
City Match-Highland/Redlands Regnl Connector						MUED	209400	6912			12,863.76
Highland/Redlands Regnl Connector	C400005	-CONST	-CON&CONMGT-COH		Other Betterments/Improv	MUED	200400	8501		1,392,639.00	
East Valley Corridor Bike Rte Proj	C400007	-ATP	-PH3		State Grants	MUED	200400	4401	(2,112,000.00)		
East Valley Corridor Bike Rte Proj	C400007	-CONST	-CON&CONMGT-ATP		Other Betterments/Improv	MUED	200400	8501		2,112,000.00	
Cycle 8-Emergency Veh Preemption	F400001	-HSIP	-		Federal Grants	MUED	200400	4407	(521,372.76)		
Cycle 8-Emergency Veh Preemption	F400001	-CONSTENG	-MISC	-	Other Professional Services	MUED	200400	6106		8,765.79	
Cycle 8-Emergency Veh Preemption	F400001	-PREENG	-MISC	-	Other Professional Services	MUED	200400	6106		11,961.54	
Cycle 8-Emergency Veh Preemption	F400001	-CONST	-CON&CONMGT-		Other Betterments/Improv	MUED	200400	8501		52,582.00	
Cycle 8-Pedestrian Countdown Heads	F400002	-HSIP	-		Federal Grants	MUED	200400	4407	(232,300.00)		
Cycle 9-In-Roadway Lights for OBT3	F400006	-HSIP	-		Federal Grants	MUED	200400	4407	(247,000.00)		
Cycle 9-In-Roadway Lights for OBT3	F400006	-PREENG	-PERSNL	-	Salaries: Full-Time	MUED	200400	5001		38,349.99	
Cycle 9-In-Roadway Lights for OBT3	F400006	-CONST	-CON&CONMGT-		Other Betterments/Improv	MUED	200400	8501		207,000.00	
HSIP Cycle 10-Crosswalk Enhancemer	S400021	-HSIP	-		State Grants	MUED	200400	4401	(250,000.00)		
HSIP Cycle 10-Crosswalk Enhancemer	S400021	-PREENG	-PERSNL	-	Salaries: Full-Time	MUED	200400	5001		32,500.00	
HSIP Cycle 10-Crosswalk Enhancemer	S400021	-PREENG	-MISC	-	Other Professional Services	MUED	200400	6106		15,200.00	
HSIP Cycle 10-Crosswalk Enhancemer	S400021	-CONST	-CON&CONMGT-		Other Betterments/Improv	MUED	200400	8501		202,300.00	
						MUED Total			**(4,783,442.08)**	**4,094,743.34**	**12,863.76**
Fund Transfer Agreement with U of R	SFIN001	-HCD	-		State Grants	FIN	200501	4401	(8,000,000.00)		
Fund Transfer Agreement with U of R	SFIN001	-ONE TIME	-MISC	-	Transfer Agreement	FIN	200501	9202		8,000,000.00	
						FIN Total			**(8,000,000.00)**	**8,000,000.00**	**0.00**
East Valley Corridor Bike Rte Proj	C400007	-TDA	-PH1		TDA State Gran	MUED	241400	4401	(34,609.09)		
East Valley Corridor Bike Rte Proj	C400007	-TDA	-PH2		TDA State Gran	MUED	241400	4401	(80,000.00)		
East Valley Corridor Bike Rte Proj	C400007	-TDA	-PH3		TDA State Gran	MUED	241400	4401	(50,401.00)		
East Valley Corridor Bike Rte Proj	C400007	-PREENG	-DESIGN	-TDA	TDA Other Prof	MUED	241400	6106		65,060.74	
East Valley Corridor Bike Rte Proj	C400007	-PREENG	-ROW	-TDA	TDA Other Prof	MUED	241400	6106		135,000.00	
East Valley Corridor Bike Rte Proj	C400007	-MATCH	-OTHER	-	TDA Reimbursed	MUED	241400	6912		(39,707.60)	
City Match-C400007 TDA Other	City Match-C400007 TDA Other				Reimbursed Expenditures	MUED	209400	6912			39,707.60
Match Cost Recovery (County Share)	.				Cost Recovery	MUED	209400	4415	(44,000.00)		
East Valley Corridor Bike Rte Proj	C400007	-MATCH	-TDA	-PH 2	TDA Reimbursed	MUED	241400	6912		(55,000.00)	
City Match-C400007 TDA Other	City Match-C400007 TDA Other				Reimbursed Expenditures	MUED	209400	6912			55,000.00
East Valley Corridor Bike Rte Proj	C400007	-CONST	-CON&CONMGT-TDA		TDA Other Bett	MUED	241400	8501		50,401.00	
Orange Blossom Trail Phase III	S241001	-TDA	-		TDA State Gran	MUED	241400	4401	(671,581.59)		
2021 TDA 3 Transit Stop Access Prog	S241005	-TDA	-		TDA State Gran	MUED	241400	4401	(46,340.00)		
2021 TDA 3 Transit Stop Access Prog	S241005	-CONST	-CON&CONMGT-		TDA Other Bett	MUED	241400	8501		46,340.00	
						MUED Total			**(926,931.68)**	**202,094.14**	**94,707.60**
CalRecycle Bev Cont City/Cnty Pymts	S511001	-CAPRS	-		State Grants	Solid Waste	511910	4401	(40,048.31)		
CalRecycle Bev Cont City/Cnty Pymts	S511001	-NONCAP	-MISC	-	Special Departmental Supplies	Solid Waste	511910	7810		40,048.31	
						Solid Waste Total			**(40,048.31)**	**40,048.31**	**0.00**
FY2021 FAA Airport Improvement Prc	F564003	-FAA	-		Federal Grants	Airport	564910	4407	(8,443.00)		
FY2021 FAA Airport Improvement Prc	F564003	-NONCAP	-MISC	-	Special Contractual Services	Airport	564910	6710		6,349.00	
Airport Coronavirus Relief Grnt Prg	F564004	-FAA	-		Federal Grants	Airport	564910	4407	(13,000.00)		
Airport Coronavirus Relief Grnt Prg	F564004	-NONCAP	-MISC	-	AirportOps Non-Capita	Airport	564910	7901		3,000.00	
Airport Rescue Grant	F564005	-FAA	-		Federal Grants	Airport	564910	4407	(32,000.00)		
Airport Rescue Grant	F564005	-NONCAP	-MISC	-	AirportOps Non-Capita	Airport	564910	7901		2,000.00	
FY2022 FAA Wildlife Hazard Assmnt	F564006	-FAA	-		Federal Grants	Airport	564910	4407	(82,552.06)		
FY2022 FAA Wildlife Hazard Assmnt	F564006	-NONCAP	-MISC	-	Special Contractual Services	Airport	564910	6710		87,006.80	
FY2022 FAA Wildlife Hazard Assmnt	F564006	-MATCH	-	-	Reimbursed Expenditures	Airport	564910	6912		(8,700.58)	
City Match-FAA Wildlife Hazard Ass					Reimbursed Expense	Airport	564900	6912			8,700.58
CA Aid to Airports Program (CAAP)	S564001	-CAAP	-		AirportOps State Gran	Airport	564910	4401	(5,872.00)	-	
CA Aid to Airports Program (CAAP)	S564001	-NONCAP	-MISC	-	AirportOps Building/G	Airport	564910	7204		5,872.00	
						Airport Total			**(141,867.06)**	**95,527.22**	**8,700.58**
						Grand Total			**(21,722,026.28)**	**20,094,096.89**	**540,664.94**

City Council Meeting **I. 2.**

DATE: 12/19/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Consideration of a sole source Professional Services Agreement with Dyett & Bhatia, Urban and Regional Planners for professional consulting services related to the preparation of the City's Climate Action Plan Update for an amount not-to-exceed $129,800 and determine that the proposed action is categorically exempt from environmental review pursuant to Section 15061(b)(3) of the State's guidelines implementing the California Environmental Quality Act (Development Services Director Desatnik)

MOTION(S):

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

1. "I move that City Council determine that approval of a sole source Professional Services Agreement with Dyett & Bhatia, Urban and Regional Planners, is exempt from environmental review pursuant to Section 15061(b)(3) of the State's guidelines implementing the California Environmental Quality Act"; and,

2. "I move that City Council approve the sole source Professional Services Agreement with Dyett & Bhatia, Urban and Regional Planners for professional consulting services related to the preparation of the City's Climate Action Plan Update for an amount not-to-exceed $129,800."

RECOMMENDATION:

In response to new State goals and mandates, the City needs to evaluate progress toward meeting targets established under the City's Climate Action Plan (CAP) that was prepared in 2017 by updating the CAP. The State's goals are operationalized through the Scoping Plan, which is prepared by the California Air Resources Board (CARB), and is periodically updated. In November 2022, CARB released an update to the Scoping Plan (2022 Scoping Plan) that outlines the State's pathway to achieve updated statewide targets.

According to State law, local agency actions should be consistent with statewide greenhouse gas (GHG) reduction targets. In 2017, the City adopted a CAP, concurrently with the 2035 General Plan Update. In addition to establishing the City's greenhouse gas (GHG) reduction strategies, the City's CAP can also help with streamlining environmental review of projects under the California Environmental Quality Act (CEQA).

The City's CAP provides projections for the years 2030 and 2035. However, the City needs to benchmark progress since the CAP was prepared in 2017 to ensure that the City is progressing towards attaining the GHG reduction targets. Additionally, the State has since passed laws that establish more aggressive targets. The Governor's Executive Order (EO) B-55-18 outlines the State's objective to achieve carbon neutrality no later than 2045. AB 1729 (2022) establishes that the State should achieve net zero greenhouse gas emissions as soon as possible, but no later than 2045, and reduce GHG emissions by 85 percent below 1990 levels by 2045. These targets extend and expand previous targets set by EO B-30-15 and Senate Bill (SB) 32 as well as past goals established by AB 32 and EO S-3-05.

Staff recommends that the City Council determine approval of a sole source Professional Services Agreement with Dyett & Bhatia, Urban and Regional Planners is exempt from environmental review pursuant to Section 15061(b)(3) of the State's guidelines implementing the California Environmental Quality Act. Staff further recommends City Council approval of a sole source Professional Services Agreement with Dyett & Bhatia, Urban and Regional Planners for professional consulting services related to the preparation of the City's Climate Action Plan Update for an amount not-to-exceed $129,800.

DISCUSSION:

The sole source selection of Dyett & Bhatia is not only warranted but necessary due to their extensive knowledge in preparing updates to the Redlands 2035 General Plan in 2016-17, which included preparing the Climate Action Plan for the City. Time is of the essence and the process of completing a formal request for proposal would significantly delay the process of completing the comprehensive progress report and update to the Climate Action Plan (which was previously anticipated to be completed by December 2023). Dyett & Bhatia's expertise and history with preparing the City's most recent General Plan Update, Climate Action Plan, and related EIR in 2016-17 make their firm the ideal and essential choice to ensure effective and efficient provision of necessary services.

Approval of the sole source professional services agreement is exempt from environmental review under the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15061(b)(3), which provides that CEQA applies only to projects which have the potential for causing a significant effect

on the environment. There is no possibility that the approval of this sole source agreement may result in a significant effect on the environment.

ALTERNATIVES:

The City Council may elect not to approve the sole source agreement and provide staff with direction.

STRATEGIC PLAN:

Priority D: Sustainability

SUBMITTED BY:
Brian Desatnik, Development Services Director

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

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

PREPARED BY:
Tricia Munoz, Development Services Management Analyst

Fiscal Impact

Fiscal Year:	2023-24
Revenue Generating:	N
Appropriation Required Y/N:	N
Amount:	$129,800
Budgeted Y/N:	N
Account No.:	101164-6106

Discussion:

There is no impact on the General Fund as sufficient appropriation exists in the 2023-2024 Development Services Department Planning Division (101164) Budget.

Attachments

PSA Dyett & Bhatia CAP
Redlands CAP Update Sole Source Form
Redlands CAP Update Proposal

AGREEMENT TO PERFORM PROFESSIONAL SERVICES

This agreement for the provision of professional environmental consulting services related to the updating the City's Climate Action Plan ("Agreement") is made and entered in this 19th day of December, 2023 ("Effective Date"), by and between the City of Redlands, a municipal corporation ("City") and Dyett & Bhatia, Urban and Regional Planners, a California corporation ("Consultant"). City and Consultant are sometimes individually referred to herein as a "Party" and, together, as the "Parties." In consideration of the mutual promises contained herein, City and Consultant agree as follows:

ARTICLE 1 – ENGAGEMENT OF CONSULTANT

1.1 City hereby engages Consultant to provide professional environmental consulting services updating the City's Climate Action Plan services for City (the "Services").

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

ARTICLE 2 – SERVICES OF CONSULTANT

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

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

ARTICLE 3 – RESPONSIBILITIES OF CITY

3.1 City designates Brian Desatnik, Development Services Department Director, as City's representative with respect to performance of the Services, and such person shall have the authority to transmit instructions, receive information, interpret, and define City's policies and decisions with respect to performance of the Services.

ARTICLE 4 – PERFORMANCE OF SERVICES

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

4.2 Consultant shall complete the Services by December 31, 2024, unless the Services are terminated earlier as provided for herein.

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

ARTICLE 5 – PAYMENTS TO CONSULTANT

5.1 Compensation:

Total compensation for Consultant's performance of the Services shall not exceed the amount of one hundred twenty-nine thousand eight hundred dollars ($129,800). City shall pay Consultant on a time and materials basis up to the not to exceed amount in accordance with Exhibit "C," titled "Budget" 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:

Brian Desatnik
Development Services Director
City of Redlands
35 Cajon Street, Suite 20
P.O. Box 3005 (mailing)
Redlands, CA 92373
bdesatnik@cityofredlands.org
Phone: (909) 798-7555

CONSULTANT:

Rajeev Bhatia
President
Dyett & Bhatia,
Urban and Regional Planners
4001 Howe Street
Oakland, CA 94611
rajeev@dyettandbhatia.com
Phone: (415) 956-4300

ARTICLE 6 – INSURANCE AND INDEMNIFICATION

6.1 The following insurance coverage required by this Agreement shall be maintained by Consultant for the duration of its performance of the Services. Consultant shall not perform any Services unless and until the required insurance listed below is obtained by Consultant. Consultant shall provide City with certificates of insurance and endorsements evidencing such insurance prior to commencement of the Services. Insurance policies shall include a provision prohibiting cancellation or modification of the policy except upon thirty (30) days prior written notice to City.

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

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

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

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

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

6.2 Consultant shall defend, indemnify, and hold harmless City and its elected and appointed officials, employees, and agents from and against any and all claims, losses or liability, including attorneys' fees, arising from injury or death to persons or damage to property

occasioned by any negligent act or omission by, or the willful misconduct of, Consultant, or its officers, employees and agents in performing the Services.

ARTICLE 7 – CONFLICTS OF INTEREST

7.1 Consultant covenants and represents that it does not have any investment or interest in any real property that may be the subject of this Agreement or any other source of income, interest in real property or investment that would be affected in any manner or degree by the performance of Consultant's Services. Consultant further covenants and represents that in the performance of its duties hereunder, no person having any such interest shall perform any Services under this Agreement.

7.2 Consultant agrees it is not a designated employee within the meaning of the Political Reform Act because Consultant:

A. Does not make a governmental decision whether to:

(i) approve a rate, rule or regulation, or adopt or enforce a City law;
(ii) issue, deny, suspend or revoke any City permit, license, application, certification, approval, order or similar authorization or entitlement;
(iii) authorize City to enter into, modify or renew a contract;
(iv) grant City approval to a contract that requires City approval and to which City is a party, or to the specifications for such a contract;
(v) grant City approval to a plan, design, report, study or similar item;
(vi) adopt, or grant City approval of, policies, standards or guidelines for City or for any subdivision thereof.

B. Does not serve in a staff capacity with City and in that capacity, participate in making a governmental decision or otherwise perform the same or substantially the same duties for City that would otherwise be performed by an individual holding a position specified in City's Conflict of Interest Code under Government Code section 87302.

7.3 In the event City determines that Consultant must disclose its financial interests, Consultant shall complete and file a Fair Political Practices Commission Form 700, Statement of Economic Interests, with the City Clerk's office pursuant to the written instructions provided by the City Clerk.

ARTICLE 8 – GENERAL CONSIDERATIONS

8.1 In the event any action is commenced to enforce or interpret any of the terms or conditions of this Agreement the prevailing Party shall, in addition to any costs and other relief, be entitled to the recovery of its reasonable attorneys' fees, including fees for the use of in-house counsel by a Party.

8.2 Consultant shall not assign any of the Services, except with the prior written approval of City and in strict compliance with the terms and conditions of this Agreement. Any assignment or attempted assignment without such prior written consent may, in the sole discretion of City, result in City's immediate termination of this Agreement.

8.3 Consultant is for all purposes under this Agreement an independent contractor and shall perform the Services as an independent contractor. Neither City nor any its agents shall have control over the conduct of Consultant or Consultant's employees, except as herein set forth. Consultant shall supply all necessary tools and instrumentalities required to perform the Services. Assigned personnel employed by Consultant are for its account only, and in no event shall Consultant or personnel retained by it be deemed to have been employed by City or engaged by City for the account of, or on behalf of City. Consultant shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent, nor shall Consultant have any authority, express or implied, to bind City to any obligation.

8.4 This Agreement may be terminated by City, in its sole discretion, by providing not less than five (5) days prior written notice to Consultant of City's intent to terminate. If this Agreement is terminated by City, an adjustment to Consultant's compensation shall be made, but (1) no amount shall be allowed for anticipated profit or unperformed Services, and (2) any payment due Consultant at the time of termination may be adjusted to the extent of any additional costs to City occasioned by any default by Consultant. Upon receipt of a termination notice, Consultant shall immediately discontinue its provision of the Services and, within five (5) days of the date of the termination notice, deliver or otherwise make available to City, copies (in both hard copy and electronic form, where applicable) of project related data, design calculations, drawings, specifications, reports, estimates, summaries and such other information and materials as may have been accumulated by Consultant in performing the Services. Consultant shall be compensated on a pro-rata basis for Services completed up to the date of termination.

8.5 Consultant shall maintain books, ledgers, invoices, accounts and other records and documents evidencing costs and expenses related to the Services for a period of three (3) years, or for any longer period required by law, from the date of final payment to Consultant pursuant to this Agreement. Such books shall be available at reasonable times for examination by City at the office of Consultant.

8.6 This Agreement, including the Exhibits incorporated herein by reference, represents the entire agreement and understanding between the Parties as to the matters contained herein, and any prior negotiations, written proposals or verbal agreements relating to such matters are superseded by this Agreement. Except as otherwise provided for herein, any amendment to this Agreement shall be in writing, approved by City and signed by City and Consultant.

8.7 This Agreement shall be governed by and construed in accordance with the laws of the State of California, without regard to its conflicts of laws provisions. The Parties agree that all actions or proceedings arising in connection with this Agreement shall be tried and

litigated only in the state courts located in San Bernardino County, California, and the federal courts located in Riverside County, California.

8.8 If one or more of the sentences, clauses, paragraphs or sections contained in this Agreement is declared invalid, void or unenforceable by a court of competent jurisdiction, the same shall be deemed severable from the remainder of this Agreement and shall not affect, impair or invalidate the remaining sentences, clauses, paragraphs or sections contained herein, unless to do so would deprive a Party of a material benefit of its bargain under this Agreement.

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

CITY OF REDLANDS

By: _____
Eddie Tejeda, Mayor

ATTEST:

_____
Jeanne Donaldson, City Clerk

DYETT & BHATIA,
URBAN AND REGIONAL PLANNERS

By: _____
Rajeev Bhatia, President

EXHIBIT "A"

SCOPE OF SERVICES

Redlands Climate Action Plan Update

SCOPE OF WORK

This section outlines the proposed work program for the Redlands CAP Update. The CAP will be designed to meet the latest State requirements and guidelines. The program is organized into four tasks in two phases: The first phase is an evaluation of progress that sets up for the second phase, which would involve updates to the CAP. The sequence of work products, community meeting/survey, and Planning Commission and City Council meetings are also incorporated in the scope. Each task is followed by a table summary of deliverable formats and content.

Initials in parentheses identify the lead firm for each sub-task:

- **D&B:** Dyett & Bhatia, Urban and Regional Planners. D&B will lead the overall effort and community outreach.

- F&P: Fehr and Peers, Transportation Planners. F&P will provide vehicle miles traveled, transportation emission factors, and other transportation-related model inputs for existing and future conditions. F&P worked with D&B on the City's General Plan and the CAP in a similar role.

Phase I: Project Initiation, GHG Inventory Update, and Target Setting

TASK 1: PROJECT INITIATION

A. Conduct a Kickoff Meeting with City Staff (D&B). D&B will conduct a kickoff meeting with City staff to discuss their ideas for the project and identify key issues and opportunities. Roles and responsibilities will be clarified, and communication protocols will be established. Agreement will be pursued on the scope of emissions activities to include in the CAP, key assumptions to be used in forecasts and targets, and parties responsible for providing needed emissions data.

B. Review Background Information (D&B). D&B will review the current 2017 Climate Action Plan, the 2035 General Plan, San Bernardino Council of Governments' (SBCOG's) San Bernardino County Regional Greenhouse Gas Reduction Plan (2021), 2022 CARB Scoping Plan, and other related documents and recent planning efforts. D&B will work with City staff to identify and collect updated data (electricity and natural gas consumption, water use, wastewater generation, and solid waste generation) to quantify existing GHG emissions.

C. Ongoing Project Management (D&B). D&B will conduct ongoing coordination with staff, as needed, in the form of emails and monthly check-in audio/video calls or meetings to discuss project status, key milestones, and any constraints or limitations encountered while completing the work. D&B will also prepare monthly progress reports to provide updates on project status and identify any potential risks to the scope or budget.

Meeting	*Products*
Project Kickoff Meeting	Monthly Progress Reports

TASK 2: GHG INVENTORY UPDATE AND PROGRESS REPORT

A. Prepare Baseline Community GHG Inventory (D&B). D&B will develop the 2022 (or the most recent year for which complete data is available) community inventory, consistent with the latest guidance from ICLEI – Local Governments for Sustainability (ICLEI) U.S. Community Protocol for Accounting and Reporting of Greenhouse Gas Emissions (2019). A unified set of socioeconomic data (population, jobs by industry, and households by type) is required to support inventory development; D&B will work with City staff to collect the requisite information, including the technical inputs described below, and establish these baseline numbers.

The community inventory will be compiled by emissions sector, using information from the City and other utility providers like Southern California Edison as well as regional agencies like the South Coast Air Quality Management District, the San Bernardino Council of Governments (SBCOG), and San Bernardino County Transportation Authority (SBCTA). Transportation sector emissions will be based on communitywide vehicle miles traveled (VMT) estimates provided by F&P (see Task 2B).

B. Transportation Modeling (F&P). F&P will estimate and forecast VMT associated with residents, workers, students, visitors, etc. engaged in activities occurring within the City of Redlands using the San Bernardino Transportation Analysis Model (SBTAM) for current conditions, 2030 and 2045. The SBTAM+ (currently under development for the 2024 regional transportation plan) will be utilized if available when the project begins. Prior to preparing the VMT estimates, F&P will review and confirm land use and transportation system inputs to the "off-the-shelf" SBTAM for Redlands with D&B and City staff; this scope does not include land use modifications or new model runs.

The VMT will be calculated using the "RTAC" origin/destination methodology that tracks all trips to/from Redlands and assigns 100% of II, 50% of IXXI, and 0% of XX trips to the City. The VMT data will be provided for both passenger vehicles and trucks and provided by speed bin to assist with conversion into GHG emissions (see sub-task C); F&P will prepare a memo including tables summarizing the VMT data and will provide a brief description on the methodology used to calculate the VMT.

C. Develop Updated GHG Forecasts (D&B). Building on Tasks 2A and 2B, D&B will adjust the business-as-usual (BAU) forecasts of emissions by sector for 2030 and 2045 based on the anticipated citywide population and employment growth as projected from

the 2035 General Plan and transportation projections from F&P. The adjusted forecasts will also consider foreseeable regulatory changes at the federal, state, and local levels, including SB X7-7 (water conservation), SB 100 (carbon-free electricity), Advanced Clean Cars Program, Renewables Portfolio Standard, and California Code of Regulations Title 24 CALGreen).

D. Updated GHG Inventory and Reduction Progress Report (D&B). D&B will prepare a Progress Report that synthesizes background information from Task 1B and the findings and recommendations from Tasks 2A through 2C. The report will provide an assessment of Redland's trajectory toward GHG reduction targets established in the 2017 CAP and identify need for additional GHG reduction.

E. Present Report to Decision-Makers (D&B). D&B will present the Progress Report at one meeting of the City Council and review additional reductions likely needed to comply with the new State targets. Presentation to the Planning Commission could also be done by building in an additional meeting.

Meetings	*Products*
	Updated GHG Inventory GHG Reduction Progress Report

Phase II: Climate Action Plan Strategy, Draft and Final Documents, and Environmental Review

TASK 3: CLIMATE ACTION PLAN STRATEGY

A. Confirm GHG Reduction Targets (D&B). The current (2017) CAP establishes GHG emission reduction targets for 2030 (40 percent below 1990 levels per EO B-30-15) and for 2035 (linearly derived from 80 percent below 1990 levels by 2050 per EO S-3-05 for the General Plan horizon year). D&B will prepare and confirm with staff updated targets that align with the latest State requirements, including AB 1279 and EO B-55-18 to achieve carbon neutrality no later than 2045, which correspond to 85 percent below 1990 levels. Unlike the previous (2017) Scoping Plan, the 2022 Scoping Plan does not explicitly recommend efficiency metrics to demonstrate that local governments comply with these statewide targets. D&B will work with staff to develop GHG Reduction Targets that meet State requirements based on a review of latest State and regional guidance.

B. Stakeholder Meetings (D&B). D&B will conduct up to two Zoom meetings with stakeholder groups to gather input and ideas from stakeholders and build a collaborative relationship for future CAP implementation. D&B will work with City staff to identify and reach out to stakeholders, such as staff from relevant City departments and other agencies, partner organizations and neighboring jurisdictions, and utility service providers.

C. Community Sustainability and Resiliency Planning Workshops (D&B). D&B will conduct two workshops—one in person and one on Zoom—covering the same materials, to provide community members attendance flexibility. The workshops will introduce the project, present findings from the GHG Inventory Progress Report (Task

1D), provide an opportunity to hear the community's goals and priorities for sustainability and resiliency, and vet initial ideas for candidate strategies (to be developed in Task 3C). Activities may include interactive polls, gamification, and other visualizations to help explain technical concepts and explore potential actions with the public. Results of the workshops will be summarized in a memorandum.

D. Develop Candidate Strategies (D&B). Once GHG reduction targets have been confirmed, D&B will conduct a gap analysis to determine the amount of local reductions that would be required to meet the targets. D&B will compile and evaluate candidate GHG mitigation measures, including those from the current 2017 CAP, and other existing City policies, recent environmental impact reports (EIRs) and CAPs from other cities, and best practices throughout California. It is assumed that the City would provide any relevant data, as available. to quantify reductions from existing City programs. The range of programs will address:

- Energy efficiency and conservation
- Increased use of alternative energies in transportation and buildings (such as building insulation and solar energy)
- Waste prevention, reduction, and diversion
- Education and motivation

The updated CAP would reflect General Plan policies related to land use density and mix and strategies to enhance alternative transportation (pedestrian, bicycle, and transit) and identify any additional opportunities for improvement as feasible. In addition to programs that may result in GHG reduction from new development, strategies to reduce emissions from existing development will also be explored. The list of potential/ candidate programs will be submitted to City staff for approval prior to further evaluation.

E. Evaluate GHG Reduction Measures (D&B). Using the screened list of potential programs provided by the City, D&B will work with City staff to evaluate each program against:

- Degree of local jurisdictional control
- Ease of implementation and enforcement, roughly estimated (low, moderate, high)
- Private and City cost of implementation, roughly estimated (low, moderate, high)
- Co-benefits of the measure, such as cost savings or air quality benefits

It is assumed that about 15 to 20 measures would be evaluated in detail. As part of the co- benefits analysis, D&B will consider financial feasibility of GHG reduction measures such as by identifying federal, state, local, and other potential funding sources (e.g., eligible projects and programs, funding amounts, and schedules for application and award of funds) and implementation mechanisms linked to specific GHG reduction programs and projects to be included in the CAP.

D&B will deliver a summary of methodology and a matrix with each potential measure and its reduction potential toward each established reduction target year. D&B will confirm that the sum of these reductions can reach the targets confirmed by the City in Task 3A. If

the sum does not reach the target, then D&B will select additional mitigation measures from the original program mix (Task 3D) or other sources to be evaluated by D&B for GHG reduction potential until the citywide target can be met.

F. Online Community Survey on Climate Action Strategies (D&B). D&B will conduct an online survey using Survey Monkey to help develop and select GHG reduction strategies so that they maximize co-benefits and reflect community priorities. City staff will advertise the survey on social media, translate the survey in Spanish, and collate Spanish open-ended question responses; D&B will coordinate with City staff in these efforts.

G. Outline Preferred Strategy (D&B). D&B and City staff will work together to select a suite of feasible mitigation measures and a related implementation program.

- *Determine Program Mix.* D&B will prepare a matrix/brief memo recommending a set of mitigation measures, based on the program evaluations and final emissions reduction target. City staff will review the evaluations and recommendations and determine which measures to recommend for adoption. The program mix selected will need to be able to feasibly achieve the selected target(s). This program mix selection will occur at a single time without multiple iterations.
- *Set Implementation Strategy.* City staff and D&B will work together to determine an implementation strategy for the City's selected mitigation program mix. Factors to consider will include required and optional measures, City actions vs. private actions, and measures that may only be triggered by certain conditions (project size, type, etc.).

Selection of the preferred approach will be led by the City with D&B participating in up to two conference calls. The selected program mix will be combined with the preferred approach into a working Preferred Strategy document that will evolve into the Draft CAP.

H. Planning Commission Study Session on Preferred CAP Strategy (D&B). Emission reductions targets and any needed strategies will be reviewed with the Planning Commission. A list of potential strategies for future and likely emission reduction ranges from them will be included.

Meetings	*Products*
Stakeholder Meetings (up to 2) Community Workshops (2 – one in-person and one on Zoom) Planning Commission Study Session	Online Community Survey and Summary Memo List of Candidate CAP Strategies Preferred CAP Strategy

TASK 4: DRAFT AND FINAL CLIMATE ACTION PLAN AND ENVIRONMENTAL REVIEW

A. **Administrative Draft Climate Action Plan (D&B).** D&B will prepare an Administrative Draft CAP, using the materials and strategies developed Tasks 2 and 3. The CAP will include:

- Purpose and goals described in public-friendly terms, with an emphasis on articulating expected community benefits of implementing the CAP;
- An overview of global climate change and GHGs, including State and federal policies and regulatory actions;
- A summary of the City's GHG emissions inventory and reduction target(s);
- A comprehensive, citywide strategy to manage and reduce future GHG emissions, including targets;
- The roster of GHG emission reduction measures, each including estimated reduction impact and other evaluative factors;
- An implementation and monitoring program, with clear thresholds and methods of compliance established; and
- Recommendations for administration, timeline/phasing, and prioritization of next steps.

B. **Public Review Draft Climate Action Plan (D&B).** Comments from the City on the Administrative Draft will be provided as one consolidated set. D&B will then produce a Public Review Draft.

C. **CEQA Negative Declaration (D&B).** Climate Action Plans are subject to CEQA review. Because the CAP is likely to result in environmental benefits, a Negative Declaration should likely suffice, and is included in our scope. This review will be program level, and will not cover project-specific impacts, such as changes to infrastructure or site-specific improvements that may be undertaken subsequent to CAP adoption.

D. **Public Hearings (D&B).** D&B will conduct public review and successfully take the Draft CAP and related environmental documentation through the public hearing process. Our scope assumes one meeting each with the Planning Commission and the City Council. We will closely coordinate with City staff prior to the hearings to ensure that our presentations respond to specific questions and issues likely to be encountered during the hearings.

E. **Adopted Climate Action Plan (D&B).** Following public review by the City Council, documents will be revised to incorporate specific text and diagram changes made by the City Council at adoption, if any.

Meetings	*Products*
Planning Commission Hearing City Council Hearing	Draft and Adopted Climate Action Plan CEQA Negative Declaration

MEETINGS SUMMARY

Planning Commission/City Council	3
Stakeholder Meetings	Up to 2
Community Workshops	2

EXHIBIT "B"
PROJECT SCHEDULE

The table below shows the anticipated sequence and timing of tasks, showing completion of updated inventory and Progress Report in three months from project initiation, and one year from start to updated CAP adoption.

Task/Product	*Anticipated Time Frame*
Project Initiation and Kick-Off	January 2024
GHG Inventory Progress Report	January - March 2024
GHG Reduction Candidate Strategies	March - April 2024
Community Workshop and Survey	May 2024
Preferred CAP Strategy	May - July 2024
Planning Commission Study Session	July 2024
Admin Draft Climate Action Plan	July - September 2024
Public Review Draft Climate Action Plan	October 2024
CEQA Negative Declaration	October 2024
Public Hearings and Adoption	October-December 2024

EXHIBIT "C"

BUDGET

The proposed budget is $129,800, broken down as follows. This budget covers all personnel and direct costs for Dyett & Bhatia and Fehr and Peers.

Task	*Sub-Task/Product*	*Budget*
1: Project Initiation	Project Initiation, Kick-Off, and Background Information Review	$1,500
	Ongoing Project Management and Coordination	$3,000
Task 1 Subtotal		**$4,500**
2: GHG Inventory Update and Progress Report	Transportation Modeling	$15,000
	Baseline Community GHG Inventory, Updated Business As Usual GHG Forecasts, and GHG Progress Report	$22,000
	Decision-Maker Meeting Preparation and Presentation	$1,000
Task 2 Subtotal		**$38,000**
3: Climate Action Plan Strategy	GHG Reduction Targets, Candidate Strategies, and GHG Reduction Measures Evaluation	$12,000
	Stakeholder Meetings	$1,500
	Community Workshop (2; one-person, one Zoom)	$3,500
	Online Survey	$7,000
	Preferred CAP Strategy	$6,000
Task 3 Subtotal		**$30,000**
4: Draft and Final CAP and Environmental Review	Draft CAP	$35,000
	CEQA Negative Declaration	$8,000
	Public Hearings and Final CAP	$2,500
Task 4 Subtotal		**$45,500**
TOTAL		**$118, 000**
Additional Meetings and Printing Allowance		**$11,800**
GRAND TOTAL		**$129,800**

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.

DYETT & BHATIA, URBAN AND REGIONAL PLANNERS

By:_____ Date: _____
Rajeev Bhatia, President

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: 10/30/23

TO: Purchasing Division

FROM: Brian Desatnik, Development Services Director

Purchase Requisition # _____

Estimated Total Cost: $ 116,000

Proposed Vendor: Dyett & Bhatia Urban & Regional Planners

Request Term: November 2023 to December 2024

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:

Dyett & Bhatia completed the City's General Plan Update and Climate Action Plan Environmental Impact report In July 2017. They have the intimate working knowledge and information to effectively and efficiently complete the City's Climate Action Plan (CAP) update to respond to new State goals and mandates. They have extensive experience in in urban planning and consulting and have been in business since 1975. They have prepared general, specific, area urban and other plans as well as having prepared action plans for some of the largest cities in California.

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.

Brian Desatnik

5. Explain what action(s) the department would take if the sole/single source services were no longer available

Dyett & Bhatia has been in business since 1975, the department would still highly recommend this company based on the extensive work they have previously completed for the General Plan Update and development of the CAP. They have already build the necessary metrics for the City and time is of the essence to benchmark progess toward the 2030 and 2035 Green House Gas Reduction targets as well as update the 2017 CAP.

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

_____

Prepared by Date

_____

Department Director Date

Purchasing Approvals

_____

Purchasing Agent Approval Date

_____

City Manager Approval Date

Redlands Climate Action Plan Update Scope of Work

BACKGROUND

The City of Redlands is interested in evaluating its progress toward meeting targets established under the City's Climate Action Plan (CAP) prepared in 2017, and updating the CAP to respond to new State goals and mandates.

According to State law, local agency actions should be consistent with statewide greenhouse gas (GHG) reduction targets. To demonstrate this consistency, many cities have adopted CAPs, as Redlands did in 2017, concurrently with the 2035 General Plan Update, and San Bernardino County and several cities collectively did in 2021. In addition to establishing a city's greenhouse gas (GHG) reduction strategies, CAPs can also help with streamlining environmental review of projects under the California Environmental Quality Act (CEQA).

The Redlands CAP provides projections for the years 2030 and 2035. The City has not monitored progress since the CAP was prepared to ensure that it is on the path to attaining the GHG reduction targets. Additionally, the State has since passed laws that establish more aggressive targets. The Governor's Executive Order (EO) B-55-18 outlines the State's objective to achieve carbon neutrality no later than 2045. AB 1729 (2022) establishes that the State should achieve net zero greenhouse gas emissions as soon as possible, but no later than 2045, and reduce GHG emissions by 85 percent below 1990 levels by 2045. These targets extend and expand previous targets set by EO B-30-15 and Senate Bill (SB) 32 as well as past goals established by AB 32 and EO S-3-05.

The State's goals are operationalized through the Scoping Plan, which is prepared by the California Air Resources Board (CARB), and is periodically updated. In In November 2022, CARB released an update to the Scoping Plan (2022 Scoping Plan) that outlines the State's pathway to achieve updated statewide targets.

OBJECTIVES

The two key objectives of the project are:

- To monitor/benchmark progress toward the 2030 and 2035 GHG reduction targets established in the City's 2017 CAP, which was prepared concurrently with the City's 2035 General Plan and consistent with (previous) State GHG reduction goals.
- To update the 2017 CAP to reflect the latest climate science and State guidance, as well as align with new City and State targets for 2030 and 2045. As a "qualified" GHG reduction plan, the updated CAP will provide unified City actions, and California Environmental Quality Act (CEQA) clearance for streamlining future projects, rather than needing to conduct project-by-project analysis.

SCOPE OF WORK

This section outlines the proposed work program for the Redlands CAP Update. The CAP will be designed to meet the latest State requirements and guidelines. The program is organized into four tasks in two phases: The first phase is an evaluation of progress that sets up for the second phase, which would involve updates to the CAP. The sequence of work products, community meeting/survey, and Planning Commission and City Council meetings are also incorporated in the scope. Each task is followed by a table summary of deliverable formats and content.

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- **F&P:** Fehr and Peers, Transportation Planners. F&P will provide vehicle miles traveled, transportation emission factors, and other transportation-related model inputs for existing and future conditions. F&P worked with D&B on the City's General Plan and the CAP in a similar role.

Phase I: Project Initiation, GHG Inventory Update, and Target Setting

TASK 1: PROJECT INITIATION

A. Conduct a Kickoff Meeting with City Staff (D&B). D&B will conduct a kickoff meeting with City staff to discuss their ideas for the project and identify key issues and opportunities. Roles and responsibilities will be clarified, and communication protocols will be established. Agreement will be pursued on the scope of emissions activities to include in the CAP, key assumptions to be used in forecasts and targets, and parties responsible for providing needed emissions data.

B. Review Background Information (D&B). D&B will review the current 2017 Climate Action Plan, the 2035 General Plan, San Bernardino Council of Governments' (SBCOG's) San Bernardino County Regional Greenhouse Gas Reduction Plan (2021), 2022 CARB Scoping Plan, and other related documents and recent planning efforts. D&B will work with City staff to identify and collect updated data (electricity and natural gas consumption, water use, wastewater generation, and solid waste generation) to quantify existing GHG emissions.

C. Ongoing Project Management (D&B). D&B will conduct ongoing coordination with staff, as needed, in the form of emails and monthly check-in audio/video calls or meetings to discuss project status, key milestones, and any constraints or limitations encountered while completing the work. D&B will also prepare monthly progress reports to provide updates on project status and identify any potential risks to the scope or budget.

Meeting	*Products*
Project Kickoff Meeting	Monthly Progress Reports

TASK 2: GHG INVENTORY UPDATE AND PROGRESS REPORT

A. **Prepare Baseline Community GHG Inventory (D&B).** D&B will develop the 2022 (or the most recent year for which complete data is available) community inventory, consistent with the latest guidance from ICLEI – Local Governments for Sustainability (ICLEI) U.S. Community Protocol for Accounting and Reporting of Greenhouse Gas Emissions (2019). A unified set of socioeconomic data (population, jobs by industry, and households by type) is required to support inventory development; D&B will work with City staff to collect the requisite information, including the technical inputs described below, and establish these baseline numbers.

   The community inventory will be compiled by emissions sector, using information from the City and other utility providers like Southern California Edison as well as regional agencies like the South Coast Air Quality Management District, the San Bernardino Council of Governments (SBCOG), and San Bernardino County Transportation Authority (SBCTA). Transportation sector emissions will be based on communitywide vehicle miles traveled (VMT) estimates provided by F&P (see Task 2B).

B. **Transportation Modeling (F&P).** F&P will estimate and forecast VMT associated with residents, workers, students, visitors, etc. engaged in activities occurring within the City of Redlands using the San Bernardino Transportation Analysis Model (SBTAM) for current conditions, 2030 and 2045. The SBTAM+ (currently under development for the 2024 regional transportation plan) will be utilized if available when the project begins. Prior to preparing the VMT estimates, F&P will review and confirm land use and transportation system inputs to the "off-the-shelf" SBTAM for Redlands with D&B and City staff; this scope does not include land use modifications or new model runs.

   The VMT will be calculated using the "RTAC" origin/destination methodology that tracks all trips to/from Redlands and assigns 100% of II, 50% of IXXI, and 0% of XX trips to the City. The VMT data will be provided for both passenger vehicles and trucks and provided by speed bin to assist with conversion into GHG emissions (see sub-task C); F&P will prepare a memo including tables summarizing the VMT data and will provide a brief description on the methodology used to calculate the VMT.

C. **Develop Updated GHG Forecasts (D&B).** Building on Tasks 2A and 2B, D&B will adjust the business-as-usual (BAU) forecasts of emissions by sector for 2030 and 2045 based on the anticipated citywide population and employment growth as projected from the 2035 General Plan and transportation projections from F&P. The adjusted forecasts will also consider foreseeable regulatory changes at the federal, state, and local levels, including SB X7-7 (water conservation), SB 100 (carbon-free electricity), Advanced Clean Cars Program, Renewables Portfolio Standard, and California Code of Regulations Title 24 (e.g., CALGreen).

D. Updated GHG Inventory and Reduction Progress Report (D&B). D&B will prepare a Progress Report that synthesizes background information from Task 1B and the findings and recommendations from Tasks 2A through 2C. The report will provide an assessment of Redland's trajectory toward GHG reduction targets established in the 2017 CAP and identify need for additional GHG reduction.

E. Present Report to Decision-Makers (D&B). D&B will present the Progress Report at one meeting of the City Council and review additional reductions likely needed to comply with the new State targets. Presentation to the Planning Commission could also be done by building in an additional meeting.

Meetings	*Products*
	Updated GHG Inventory GHG Reduction Progress Report

Phase II: Climate Action Plan Strategy, Draft and Final Documents, and Environmental Review

TASK 3: CLIMATE ACTION PLAN STRATEGY

A. Confirm GHG Reduction Targets (D&B). The current (2017) CAP establishes GHG emission reduction targets for 2030 (40 percent below 1990 levels per EO B-30-15) and for 2035 (linearly derived from 80 percent below 1990 levels by 2050 per EO S-3-05 for the General Plan horizon year). D&B will prepare and confirm with staff updated targets that align with the latest State requirements, including AB 1279 and EO B-55-18 to achieve carbon neutrality no later than 2045, which correspond to 85 percent below 1990 levels. Unlike the previous (2017) Scoping Plan, the 2022 Scoping Plan does not explicitly recommend efficiency metrics to demonstrate that local governments comply with these statewide targets. D&B will work with staff to develop GHG Reduction Targets that meet State requirements based on a review of latest State and regional guidance.

B. Stakeholder Meetings (D&B). D&B will conduct up to two Zoom meetings with stakeholder groups to gather input and ideas from stakeholders and build a collaborative relationship for future CAP implementation. D&B will work with City staff to identify and reach out to stakeholders, such as staff from relevant City departments and other agencies, partner organizations and neighboring jurisdictions, and utility service providers.

C. Community Sustainability and Resiliency Planning Workshops (D&B). D&B will conduct two workshops—one in person and one on Zoom—covering the same materials, to provide community members attendance flexibility. The workshops will introduce the project, present findings from the GHG Inventory Progress Report (Task 1D), provide an opportunity to hear the community's goals and priorities for sustainability and resiliency, and vet initial ideas for candidate strategies (to be developed in Task 3C). Activities may include interactive polls, gamification, and other visualizations to help explain technical

concepts and explore potential actions with the public. Results of the workshops will be summarized in a memorandum.

D. **Develop Candidate Strategies (D&B).** Once GHG reduction targets have been confirmed, D&B will conduct a gap analysis to determine the amount of local reductions that would be required to meet the targets. D&B will compile and evaluate candidate GHG mitigation measures, including those from the current 2017 CAP, and other existing City policies, recent environmental impact reports (EIRs) and CAPs from other cities, and best practices throughout California. It is assumed that the City would provide any relevant data, as available. to quantify reductions from existing City programs. The range of programs will address:

- Energy efficiency and conservation
- Increased use of alternative energies in transportation and buildings (such as building insulation and solar energy)
- Waste prevention, reduction, and diversion
- Education and motivation

The updated CAP would reflect General Plan policies related to land use density and mix and strategies to enhance alternative transportation (pedestrian, bicycle, and transit) and identify any additional opportunities for improvement as feasible. In addition to programs that may result in GHG reduction from new development, strategies to reduce emissions from existing development will also be explored. The list of potential/ candidate programs will be submitted to City staff for approval prior to further evaluation.

E. **Evaluate GHG Reduction Measures (D&B).** Using the screened list of potential programs provided by the City, D&B will work with City staff to evaluate each program against:

- Degree of local jurisdictional control
- Ease of implementation and enforcement, roughly estimated (low, moderate, high)
- Private and City cost of implementation, roughly estimated (low, moderate, high)
- Co-benefits of the measure, such as cost savings or air quality benefits

It is assumed that about 15 to 20 measures would be evaluated in detail. As part of the co-benefits analysis, D&B will consider financial feasibility of GHG reduction measures such as by identifying federal, state, local, and other potential funding sources (e.g., eligible projects and programs, funding amounts, and schedules for application and award of funds) and implementation mechanisms linked to specific GHG reduction programs and projects to be included in the CAP.

D&B will deliver a summary of methodology and a matrix with each potential measure and its reduction potential toward each established reduction target year. D&B will confirm that the sum of these reductions can reach the targets confirmed by the City in Task 3A. If the sum does not reach the target, then D&B will select additional mitigation

measures from the original program mix (Task 3D) or other sources to be evaluated by D&B for GHG reduction potential until the citywide target can be met.

F. Online Community Survey on Climate Action Strategies (D&B). D&B will conduct an online survey using Survey Monkey to help develop and select GHG reduction strategies so that they maximize co-benefits and reflect community priorities. City staff will advertise the survey on social media, translate the survey in Spanish, and collate Spanish open-ended question responses; D&B will coordinate with City staff in these efforts.

G. Outline Preferred Strategy (D&B). D&B and City staff will work together to select a suite of feasible mitigation measures and a related implementation program.

- *Determine Program Mix.* D&B will prepare a matrix/brief memo recommending a set of mitigation measures, based on the program evaluations and final emissions reduction target. City staff will review the evaluations and recommendations and determine which measures to recommend for adoption. The program mix selected will need to be able to feasibly achieve the selected target(s). This program mix selection will occur at a single time without multiple iterations.
- *Set Implementation Strategy.* City staff and D&B will work together to determine an implementation strategy for the City's selected mitigation program mix. Factors to consider will include required and optional measures, City actions vs. private actions, and measures that may only be triggered by certain conditions (project size, type, etc.).

Selection of the preferred approach will be led by the City with D&B participating in up to two conference calls. The selected program mix will be combined with the preferred approach into a working Preferred Strategy document that will evolve into the Draft CAP.

H. Planning Commission Study Session on Preferred CAP Strategy (D&B). Emission reductions targets and any needed strategies will be reviewed with the Planning Commission. A list of potential strategies for future and likely emission reduction ranges from them will be included.

Meetings	*Products*
Stakeholder Meetings (up to 2) Community Workshops (2 – one in-person and one on Zoom) Planning Commission Study Session	Online Community Survey and Summary Memo List of Candidate CAP Strategies Preferred CAP Strategy

TASK 4: DRAFT AND FINAL CLIMATE ACTION PLAN AND ENVIRONMENTAL REVIEW

A. Administrative Draft Climate Action Plan (D&B). D&B will prepare an Administrative Draft CAP, using the materials and strategies developed Tasks 2 and 3. The CAP will include:

- Purpose and goals described in public-friendly terms, with an emphasis on articulating expected community benefits of implementing the CAP;
- An overview of global climate change and GHGs, including State and federal policies and regulatory actions;
- A summary of the City's GHG emissions inventory and reduction target(s);
- A comprehensive, citywide strategy to manage and reduce future GHG emissions, including targets;
- The roster of GHG emission reduction measures, each including estimated reduction impact and other evaluative factors;
- An implementation and monitoring program, with clear thresholds and methods of compliance established; and
- Recommendations for administration, timeline/phasing, and prioritization of next steps.

B. Public Review Draft Climate Action Plan (D&B). Comments from the City on the Administrative Draft will be provided as one consolidated set. D&B will then produce a Public Review Draft.

C. CEQA Negative Declaration (D&B). Climate Action Plans are subject to CEQA review. Because the CAP is likely to result in environmental benefits, a Negative Declaration should likely suffice, and is included in our scope. This review will be program level, and will not cover project-specific impacts, such as changes to infrastructure or site-specific improvements that may be undertaken subsequent to CAP adoption.

D. Public Hearings (D&B). D&B will conduct public review and successfully take the Draft CAP and related environmental documentation through the public hearing process. Our scope assumes one meeting each with the Planning Commission and the City Council. We will closely coordinate with City staff prior to the hearings to ensure that our presentations respond to specific questions and issues likely to be encountered during the hearings.

E. Adopted Climate Action Plan (D&B). Following public review by the City Council, documents will be revised to incorporate specific text and diagram changes made by the City Council at adoption, if any.

Meetings	*Products*
Planning Commission Hearing City Council Hearing	Draft and Adopted Climate Action Plan CEQA Negative Declaration

MEETINGS SUMMARY

Planning Commission/City Council	3
Stakeholder Meetings	Up to 2
Community Workshops	2

SCOPE/BUDGET ASSUMPTIONS

The Scope of Work and Budget are based on the following assumptions:

- *Meeting Attendance.* The budget assumes attendance at meetings as shown in the Scope of Work (three decision-maker meetings, two stakeholder meetings, and two community workshops). Meetings with City staff will occur as needed throughout the planning process via Zoom or telephone. Costs of additional meeting attendance would be on a time and materials basis if requested; the budget provides an amount for additional meetings and printing. Should additional meeting/printing exceed this amount, additional budget would be needed.
- *Consolidated Comments and Direction.* City staff will provide a single set of consolidated, non-conflicting comments on the review drafts of all documents. Each product will be finalized following one round of staff review; additional iterations and reviews will be considered additional service.
- *CEQA Environmental Review Effort.* Because the effort to prepare the CEQA environmental review documents (e.g., Negative Declaration) is limited for a CAP, our budget assumes that a simple Negative Declaration will be sufficient for this task.
- *Electronic Files.* One electronic file of all documents will be provided in PDF via email or file transfer service, in high-resolution print format, and lower-resolution web-compatible format, as appropriate. D&B will also provide native electronic files of all documents created by the consultant team upon completion of the project – these may be in Word or for graphic-intensive documents, in Adobe InDesign.
- *Printing.* The budget includes an allowance for printing and additional meetings. D&B will invoice any printing to the City at cost (that is, without markup).
- *Travel Expenses and Other Direct Costs.* The budget includes direct costs related to the project, including travel expenses, survey platform costs, and other similar reimbursable items. These will be billed at cost (i.e., without any mark-up).
- *Reallocation by Task/Subconsultant.* D&B reserves the right to reallocate budget by task, provided the overall project budget is not affected.

KEY STAFF

Key staff for the project will be as follows:

Rajeev Bhatia, Principal, will serve as the overall Principal-in-Charge. He brings deep familiarity with Redlands, having prepared the General Plan and the Climate Action Plan, the EIR on these plans, as well as the City's previous General Plan and the Housing Element. He has also prepared numerous other general plans and climate action plans, including recently for the City of Diamond Bar, and currently for Oceanside, Fairfield, and Oakland among others.

Mayu Tanaka, Senior Associate, will serve as the Project Manager. She has assisted with climate action plans for Fairfield and Sacramento, as well as done GHG and air quality analysis for EIRs on citywide general plans for Napa and Pacifica. Mayu was the primary author for the Climate Change Vulnerability Assessment and Adaptation Chapter of the Sacramento Climate Action and Adaptation Plan and prepared a climate vulnerability assessment for Turlock.

Paul Herman, Senior Associate/Transportation Planner will lead Fehr and Peers work. Paul is a Redlands native, served as the lead transportation planner for the General Plan, and has extensive transportation planning experience in the Inland Empire.

SCHEDULE

The table below shows the anticipated sequence and timing of tasks, showing completion of updated inventory and Progress Report in three months from project initiation, and one year from start to updated CAP adoption.

Task/Product	*Anticipated Time Frame*
Project Initiation and Kick-Off	January 2024
GHG Inventory Progress Report	January - March 2024
GHG Reduction Candidate Strategies	March - April 2024
Community Workshop and Survey	May 2024
Preferred CAP Strategy	May - July 2024
Planning Commission Study Session	July 2024
Admin Draft Climate Action Plan	July - September 2024
Public Review Draft Climate Action Plan	October 2024
CEQA Negative Declaration	October 2024
Public Hearings and Adoption	October-December 2024

BUDGET

The proposed budget is $129,800, broken down as follows. This budget covers all personnel and direct costs for Dyett & Bhatia and Fehr and Peers.

Task	*Sub-Task/Product*	*Budget*
1: Project Initiation	Project Initiation, Kick-Off, and Background Information Review	$1,500
	Ongoing Project Management and Coordination	$3,000
Task 1 Subtotal		**$4,500**
2: GHG Inventory Update and Progress Report	Transportation Modeling	$15,000
	Baseline Community GHG Inventory, Updated Business As Usual GHG Forecasts, and GHG Progress Report	$22,000
	Decision-Maker Meeting Preparation and Presentation	$1,000
Task 2 Subtotal		**$38,000**
3: Climate Action Plan Strategy	GHG Reduction Targets, Candidate Strategies, and GHG Reduction Measures Evaluation	$12,000
	Stakeholder Meetings	$1,500
	Community Workshop (2; one-person, one Zoom)	$3,500
	Online Survey	$7,000
	Preferred CAP Strategy	$6,000
Task 3 Subtotal		**$30,000**
4: Draft and Final CAP and Environmental Review	Draft CAP	$35,000
	CEQA Negative Declaration	$8,000
	Public Hearings and Final CAP	$2,500
Task 4 Subtotal		**$45,500**
TOTAL		**$118, 000**
Additional Meetings and Printing Allowance		**$11,800**
GRAND TOTAL		**$129,800**

City Council Meeting **I. 3.**

DATE: 12/19/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Consideration of a sole source Professional Services Agreement with Environment Planning Development Solutions, Inc., for professional consulting services including the preparation of an Environmental Impact Report and supporting technical studies for the 2021-2029 Housing Element rezoning program for an amount not-to-exceed $322,455 and determine that the proposed action is categorically exempt from environmental review pursuant to Section 15061(b)(3) of the State's guidelines implementing the California Environmental Quality Act (Development Services Director Desatnik)

MOTION(S):

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

1. I move that City Council determine that approval of a sole source Professional Services Agreement with Environment Planning Development Solutions, Inc., is exempt from environmental review pursuant to Section 15061(b)(3) of the State's guidelines implementing the California Environmental Quality Act; and,

2. I move that City Council approve the sole source Professional Services Agreement with Environment Planning Development Solutions, Inc., for professional consulting services including the preparation of an environmental impact report and supporting technical studies for the Housing Element rezoning program for an amount not-to-exceed $322,455.

RECOMMENDATION:

Staff recommends that the City Council determine approval of the sole source Professional Services Agreement with Environment Planning Development Solutions, Inc., is exempt from environmental review pursuant to Section 15061(b)(3) of the State's guidelines implementing the California Environmental Quality Act. Staff further recommends City Council approval of a sole source Professional Services Agreement with Environment Planning Development Solutions, Inc., for professional consulting services including the preparation of an environmental impact report and supporting technical studies for the 2021-2029 Housing Element rezoning program for an amount not-to-exceed $322,455.

DISCUSSION:

The Development Services Department (DSD) is initiating the rezoning of various sites throughout the City to medium and high-density residential zones (e.g., R-2 and R-3 zoning district designations) in accordance with the City of Redlands 2021–2029 Housing Element (Housing Element). The Housing Element concludes that the City does not have the existing zoning capacity necessary to accommodate its obligations under the Regional Housing Needs Assessment (RHNA) required by state housing law. As a result, the Housing Element housing sites inventory identifies a total of 24 total sites encompassing approximately 126.2 acres to be rezoned (see Attachment A) in order to meet the City's assigned RHNA allocation for various household income levels. The City's current RHNA cycle allocation (including a 20 percent contingency margin) is to increase zoning capacity to accommodate at least 4,219 additional housing units.

Prior to any decision or action to adopt the proposed rezoning, environmental review must be completed and documentation prepared in accordance with the California Environmental Quality Act (CEQA). An Environmental Impact Report (EIR) and related technical studies (such as traffic analysis, noise analysis, water supply analysis, etc.) will need to be prepared by a professional environmental consulting firm to ensure compliance with CEQA.

DSD has selected Environment Planning Development Solutions, Inc. (EPD Solutions) to provide environmental consulting services and has prepared a draft professional services agreement (Attachment B). EPD Solutions is a highly qualified firm, has recently completed comparable environmental work including EIRs, and is able to perform the scope of work (Attachment C) according to the schedule (Attachment D) and cost proposal (Attachment E). The expected cost of the proposed services is $322,455 and will take approximately 10–12 months to complete.

The sole source selection of EPD Solutions is not only warranted but necessary due to their extensive knowledge in preparing the City's Environmental Impact Report (EIR) for the Transit Villages Specific Plan in 2022. Time is of the essence and the process of completing a formal request for proposal would significantly delay the process of completing the RHNA rezoning and could potentially result in not meeting the deadline imposed by the State. EPD's expertise and history with the City's EIR make their firm the ideal and essential choice to ensure effective and efficient provision of necessary services.

Approval of the sole source professional services agreement is exempt from environmental review under the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Section 15061(b)(3), which provides that CEQA applies only to projects which have the potential for causing a significant effect on the environment. There is no possibility that the approval of this sole source agreement may result in a significant effect on the environment.

ALTERNATIVES:

The City Council may elect not to approve the sole source agreement. However, doing so could result in the City not meeting the State-imposed deadline.

STRATEGIC PLAN:

This item is related to Policy 5.1.1 of the 2021–2029 Housing Element. The proposed rezoning implements Program 1.1-1, "RHNA Rezoning", of the 2021–2029 Housing Element.

SUBMITTED BY:
Brian Desatnik, Development Services Director

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

REVIEWED BY:
Yvette M. Abich Garcia, City Attorney
Janice McConnell, Assistant City Manager
Danielle Garcia, Management Services/Finance Director
Dana Abramovitz, Purchasing Manager
Tricia Munoz, Development Services Management Analyst

PREPARED BY:
Kevin Beery, Senior Planner

Fiscal Impact

Fiscal Year:	2023–2024
Revenue Generating:	N
Appropriation Required Y/N:	N
Amount:	$322,455
Budgeted Y/N:	Y
Account No.:	101164-6107

Discussion:

There is no impact to the General Fund as funding for the Redlands Housing Element Rezoning EIR has been included in the Development Services Planning Division (101164) Mid-Biennium Budget approved by City Council on November 7, 2023 (Agenda Item No. L.1.)

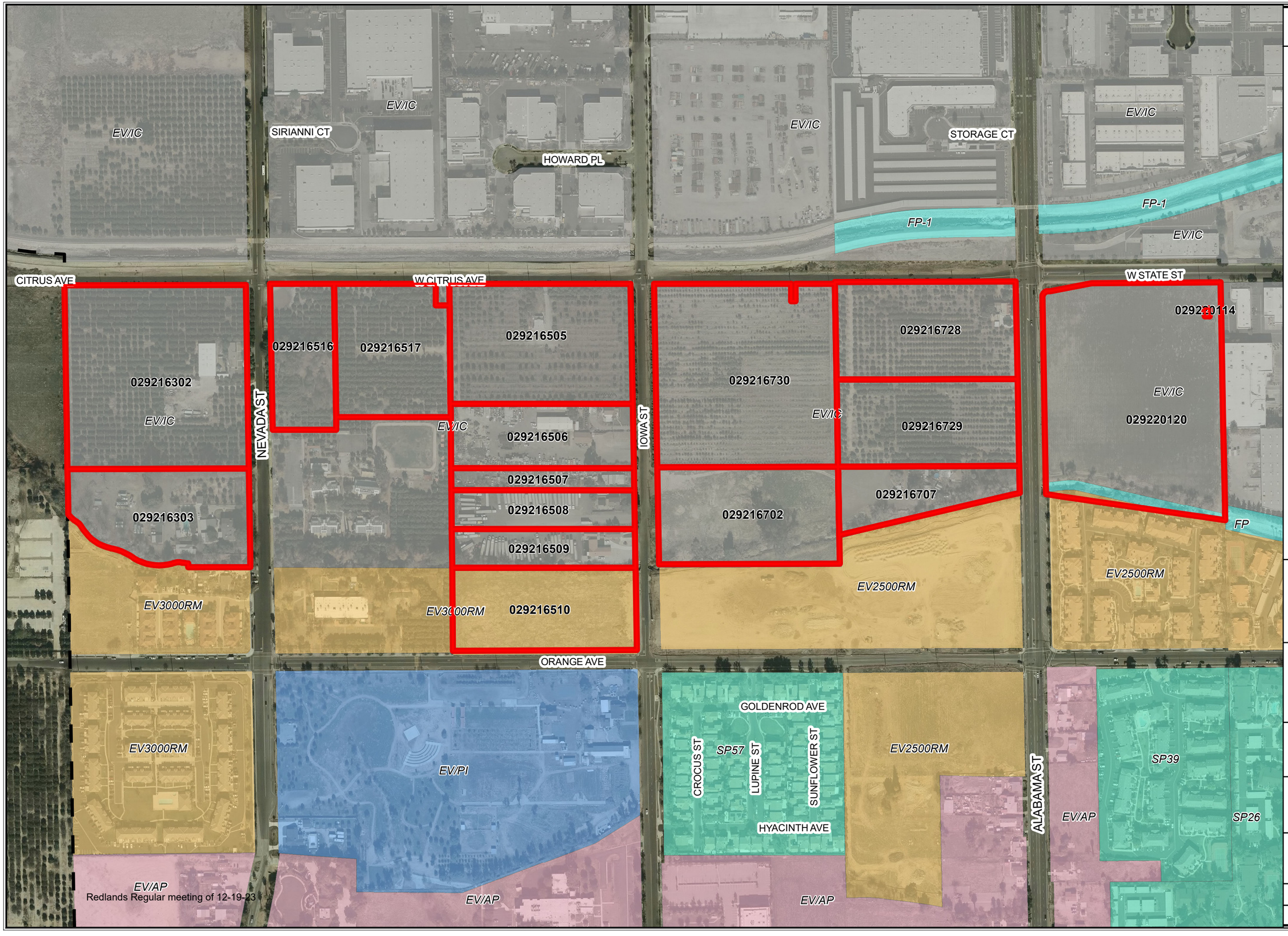
Attachments

Attachment A: Rezoning Sites Map

Attachment B: Professional Services Agreement

Attachment C: Scope of Work

Sole Source EPD HE Rezone EIR 2024



Redlands Regular meeting of 12-19-23

Sites Inventory

CEQA Agreement For
RHNA Rezoning Program
Attachment A

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.

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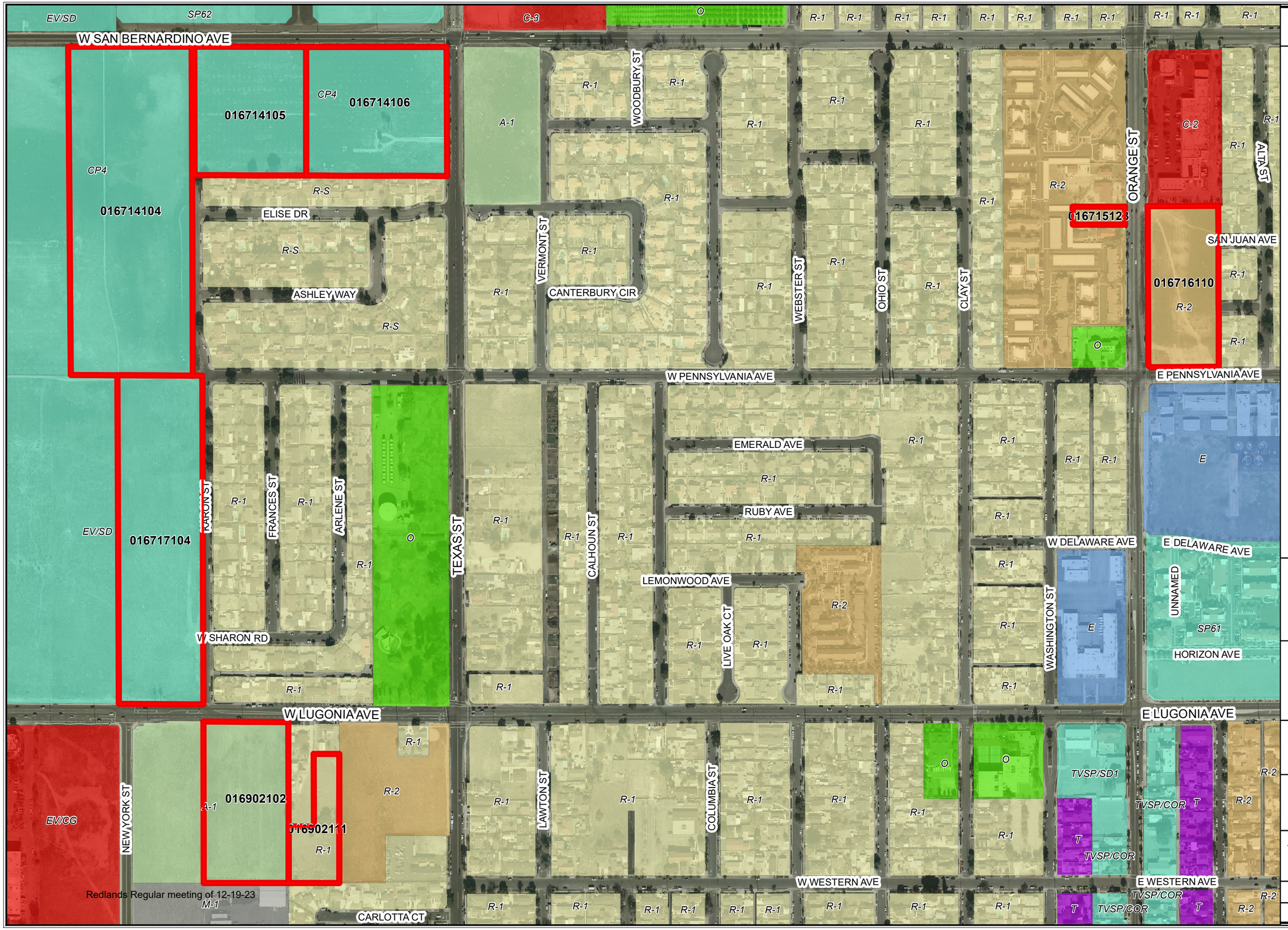
City of Redlands
Department of Innovation & Technology
Geographic Information Systems

City of REDLANDS "A City That Works"

November 8, 2023

OneStop.mxd



Redlands Regular meeting of 12-19-23

Sites Inventory

CEQA Agreement For
RHNA Rezoning Program
Attachment A

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City of Redlands
Department of Innovation & Technology
Geographic Information Systems

City of Redlands "A City That Works"

November 8, 2023

OneStop.mxd

AGREEMENT TO PERFORM PROFESSIONAL SERVICES

This agreement for the provision of professional planning consulting services to prepare the Housing Element Rezone Environmental Impact Report ("Agreement") is made and entered in this 19th day of December, 2023 ("Effective Date"), by and between the City of Redlands, a municipal corporation ("City") and Environment Planning Development Solutions, Inc., a California corporation. ("Consultant"). City and Consultant are sometimes individually referred to herein as a "Party" and, together, as the "Parties." In consideration of the mutual promises contained herein, City and Consultant agree as follows:

ARTICLE 1 – ENGAGEMENT OF CONSULTANT

1.1 City hereby engages Consultant to provide professional planning consulting services to prepare the Housing Element Rezone Environmental Impact Report services for City (the "Services").

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

ARTICLE 2 – SERVICES OF CONSULTANT

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

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

ARTICLE 3 – RESPONSIBILITIES OF CITY

3.1 City designates Brian Desatnik, City's Development Services Department Director, as City's representative with respect to performance of the Services, and such person shall have the authority to transmit instructions, receive information, interpret, and define City's policies and decisions with respect to performance of the Services.

ARTICLE 4 – PERFORMANCE OF SERVICES

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

4.2 Consultant shall complete the Services by June 30, 2025, unless the Services are terminated earlier as provided for herein.

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

ARTICLE 5 – PAYMENTS TO CONSULTANT

5.1 Compensation:

Total compensation for Consultant's performance of the Services shall not exceed the amount of three hundred twenty-two thousand four hundred fifty-five dollars ($322,455). City shall pay Consultant on a time and materials basis up to the not to exceed amount in accordance with Exhibit "C," titled "Compensation" 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:

Brian Desatnik
Development Services Director
City of Redlands
35 Cajon Street, Suite 20
P.O. Box 3005 (mailing)
Redlands, CA 92373
bdesatnik@cityofredlands.org
Phone: (909) 798-7555

CONSULTANT:

Jeremy Krout
President/CEO
Environment Planning
Development Solutions, Inc.
3333 Michelson Drive, Suite 500
Irvine, CA 92612
jeremy@epdsolutions.com
Phone: (949) 794-1181

ARTICLE 6 – INSURANCE AND INDEMNIFICATION

6.1 The following insurance coverage required by this Agreement shall be maintained by Consultant for the duration of its performance of the Services. Consultant shall not perform any Services unless and until the required insurance listed below is obtained by Consultant. Consultant shall provide City with certificates of insurance and endorsements evidencing such insurance prior to commencement of the Services. Insurance policies shall include a provision prohibiting cancellation or modification of the policy except upon thirty (30) days prior written notice to City.

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

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

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

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

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

6.2 Consultant shall defend, indemnify, and hold harmless City and its elected and appointed officials, employees, and agents from and against any and all claims, losses or liability, including attorneys' fees, arising from injury or death to persons or damage to property

occasioned by any negligent act or omission by, or the willful misconduct of, Consultant, or its officers, employees and agents in performing the Services.

ARTICLE 7 – CONFLICTS OF INTEREST

7.1 Consultant covenants and represents that it does not have any investment or interest in any real property that may be the subject of this Agreement or any other source of income, interest in real property or investment that would be affected in any manner or degree by the performance of Consultant's Services. Consultant further covenants and represents that in the performance of its duties hereunder, no person having any such interest shall perform any Services under this Agreement.

7.2 Consultant agrees it is not a designated employee within the meaning of the Political Reform Act because Consultant:

A. Does not make a governmental decision whether to:

(i) approve a rate, rule or regulation, or adopt or enforce a City law;
(ii) issue, deny, suspend or revoke any City permit, license, application, certification, approval, order or similar authorization or entitlement;
(iii) authorize City to enter into, modify or renew a contract;
(iv) grant City approval to a contract that requires City approval and to which City is a party, or to the specifications for such a contract;
(v) grant City approval to a plan, design, report, study or similar item;
(vi) adopt, or grant City approval of, policies, standards or guidelines for City or for any subdivision thereof.

B. Does not serve in a staff capacity with City and in that capacity, participate in making a governmental decision or otherwise perform the same or substantially the same duties for City that would otherwise be performed by an individual holding a position specified in City's Conflict of Interest Code under Government Code section 87302.

7.3 In the event City determines that Consultant must disclose its financial interests, Consultant shall complete and file a Fair Political Practices Commission Form 700, Statement of Economic Interests, with the City Clerk's office pursuant to the written instructions provided by the City Clerk.

ARTICLE 8 – GENERAL CONSIDERATIONS

8.1 In the event any action is commenced to enforce or interpret any of the terms or conditions of this Agreement the prevailing Party shall, in addition to any costs and other relief, be entitled to the recovery of its reasonable attorneys' fees, including fees for the use of in-house counsel by a Party.

8.2 Consultant shall not assign any of the Services, except with the prior written approval of City and in strict compliance with the terms and conditions of this Agreement. Any assignment or attempted assignment without such prior written consent may, in the sole discretion of City, result in City's immediate termination of this Agreement.

8.3 Consultant is for all purposes under this Agreement an independent contractor and shall perform the Services as an independent contractor. Neither City nor any its agents shall have control over the conduct of Consultant or Consultant's employees, except as herein set forth. Consultant shall supply all necessary tools and instrumentalities required to perform the Services. Assigned personnel employed by Consultant are for its account only, and in no event shall Consultant or personnel retained by it be deemed to have been employed by City or engaged by City for the account of, or on behalf of City. Consultant shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent, nor shall Consultant have any authority, express or implied, to bind City to any obligation.

8.4 This Agreement may be terminated by City, in its sole discretion, by providing not less than five (5) days prior written notice to Consultant of City's intent to terminate. If this Agreement is terminated by City, an adjustment to Consultant's compensation shall be made, but (1) no amount shall be allowed for anticipated profit or unperformed Services, and (2) any payment due Consultant at the time of termination may be adjusted to the extent of any additional costs to City occasioned by any default by Consultant. Upon receipt of a termination notice, Consultant shall immediately discontinue its provision of the Services and, within five (5) days of the date of the termination notice, deliver or otherwise make available to City, copies (in both hard copy and electronic form, where applicable) of project related data, design calculations, drawings, specifications, reports, estimates, summaries and such other information and materials as may have been accumulated by Consultant in performing the Services. Consultant shall be compensated on a pro-rata basis for Services completed up to the date of termination.

8.5 Consultant shall maintain books, ledgers, invoices, accounts and other records and documents evidencing costs and expenses related to the Services for a period of three (3) years, or for any longer period required by law, from the date of final payment to Consultant pursuant to this Agreement. Such books shall be available at reasonable times for examination by City at the office of Consultant.

8.6 This Agreement, including the Exhibits incorporated herein by reference, represents the entire agreement and understanding between the Parties as to the matters contained herein, and any prior negotiations, written proposals or verbal agreements relating to such matters are superseded by this Agreement. Except as otherwise provided for herein, any amendment to this Agreement shall be in writing, approved by City and signed by City and Consultant.

8.7 This Agreement shall be governed by and construed in accordance with the laws of the State of California, without regard to its conflicts of laws provisions. The Parties agree that all actions or proceedings arising in connection with this Agreement shall be tried and

litigated only in the state courts located in San Bernardino County, California, and the federal courts located in Riverside County, California.

8.8 If one or more of the sentences, clauses, paragraphs or sections contained in this Agreement is declared invalid, void or unenforceable by a court of competent jurisdiction, the same shall be deemed severable from the remainder of this Agreement and shall not affect, impair or invalidate the remaining sentences, clauses, paragraphs or sections contained herein, unless to do so would deprive a Party of a material benefit of its bargain under this Agreement.

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

CITY OF REDLANDS

By: _____
Eddie Tejeda, Mayor

ATTEST:

_____
Jeanne Donaldson, City Clerk

ENVIRONMENTAL PLANNING DEVELOPMENT SOLUTIONS, INC.

By: _____
Jeremy Krout, President/CEO

EXHIBIT "A"

SCOPE OF SERVICES

A supplemental program-level EIR will be prepared to tier from the 2035 General Plan EIR. CEQA dictates when a supplemental or when a subsequent EIR is required for changes to a project that was previously analyzed under CEQA. Once a project has been approved based on a CEQA analysis contained in an EIR, or even in a negative declaration and the EIR or negative declaration is no longer subject to challenge. CEQA Section 21166 provides that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency" unless one of three circumstances apply: 1) substantial changes to the approved project will require major revisions to the certified EIR 2) substantial changes occur with respect to the circumstances under which the approved project is being undertaken will require major revisions to the certified EIR, or 3) new information, that was not known and could not have been known at the time the EIR for the approved project was certified becomes available. For the City or Redlands, an in-depth review has already occurred in 2017 and the time for challenging the sufficiency of the 2035 General Plan Update Certified EIR has expired (CEQA § 21167, subd. (c)).

As discussed with the City, a program-level Supplemental EIR will be prepared for the proposed project. The Supplemental EIR will tier off the General Plan EIR and will focus on certain impact areas that require more detailed analysis. The Supplemental EIR will be structured to take full advantage of CEQA's tiering and streamlining provision and provide for expedited and limited, if any CEQA analysis for future conforming projects.

SCOPE OF WORK

The following tasks are proposed to complete the environmental documentation for the RHNA Rezone project. In the sections that follow, more details are provided regarding how each task will be accomplished, which team members will be responsible for each task, and the work products that will be produced.

- Task 1. Project Initiation, Background Research, and Initiate Technical Studies
- Task 2. Preparation of CEQA Project Description
- Task 3. Technical Studies
- Task 4. Initial Study, Notice of Preparation, and Scoping Meeting
- Task 5. Administrative Draft EIR
- Task 6. Public Review Draft EIR, Notice of Availability, and Notice of Completion
- Task 7. Final EIR, Mitigation Monitoring & Reporting Program, Response to Comments, Statement of Overriding Considerations, and Notice of Determination
- Task 8. Project Management and Meetings
- Task 9. Hearings

The following scope of services details the process that EPD proposes to use to efficiently produce a reliable, quality, and defensible EIR for the City of Redlands. This scope of work considers and relies upon the 2035 General Plan EIR and technical studies, where appropriate.

TASK 1. PROJECT INITIATION, BACKGROUND RESEARCH, INITIATE CEQA TECHNICAL STUDIES

1.1 Project Initiation Meeting

As a first step in project implementation, EPD will schedule a kick-off meeting with City staff within two weeks of Notice to Proceed. EPD representatives (Konnie Dobreva, Meaghan Truman, Meghan Macias), Fuscoe Engineering, and Urban Crossroads will attend the meeting, along with City staff and Best Best & Krieger staff. EPD will coordinate with City staff and the consultant team to complete the following tasks, some of which have been initiated in order to prepare this scope of work:

1. Clarify roles and responsibilities, establish communication protocols, and confirm project objectives;
2. Obtain any available background information on the project, Redlands Housing Element, existing relevant technical studies, and any other pertinent information;
3. Discuss parameters of project alternatives, as required for the EIR analysis;
4. Confirm the adequacy of projects used for cumulative analysis;
5. Discuss the adequacy of existing technical studies and the general scope of technical studies required of the EPD team; and
6. Refine the EIR preparation schedule as needed.

1.2 Background Research

With the input received during the project initiation meeting in mind, EPD will conduct a more refined review of the certified 2035 General Plan EIR and its supporting technical studies to refine the scope of work for the CEQA approach and to identity additional data needs.

EPD will also update the project schedule and any other assumptions made herein and submit it to City staff for approval.

EPD will perform a detailed review of the existing conditions analysis, documentation from community outreach, land use planning efforts, and available analysis for the Redlands Housing Element to gain a solid understanding of the work accomplished to date.

1.3 Initiate Technical Studies

Furthermore, once the geographic area of the RHNA rezone sites is finalized, any technical studies that can be kicked off, such as the noise measurements, water supply assessment, and Cultural and Paleontological Resources Report outlined in Task 3, will be initiated.

Deliverables:

- Kick-off meeting notes with updates to project assumptions, needs and recommendations, if needed, in a memorandum form.
- Background research.
- Refined project schedule.

- Identification of additional data requirements.
- Bi-weekly conference calls with City's project team.

TASK 2. PREPARATION OF CEQA PROJECT DESCRIPTION

The next critical step in the EIR and technical study preparation process is the finalization of the CEQA project description. Successful CEQA compliance requires a clear definition of the project and its components. The project description will be revised to ensure it is complete, comprehensive, and finite in order to analyze the impacts accurately and fully.

As appropriate, the EPD team will confer with City staff to discuss the potential environmental impacts of the proposed project. This process will be aided, simplified, and enhanced by the EPD team's already-extensive knowledge of Housing Elements and how environmental conditions can impact a project area and how CEQA can be streamlined in the future.

EPD will submit a draft of the revised Project Description to the City for confirmation that the scope of analysis for the EIR is accurate and complete. Revisions will be made as directed by the City.

Deliverable:

- CEQA Project Description
- Participation at biweekly conference calls with City staff, including meeting preparation and follow-up.

TASK 3. TECHNICAL STUDIES

As part of this proposal, the EPD team intends to prepare the technical studies listed below. Based on an initial review of the existing 2035 General Plan EIR and technical studies and conversations with City Staff, although programmatic, the technical studies need to be at a sufficient level of detail in order to allow future development projects to tier off the Program EIR's analysis.

This scope of work includes the following technical studies:

- Vehicle Miles Traveled Analysis (EPD Solutions)
- Roadway Volume Forecasting (EPD Solutions)
- Air Quality Impact Analysis & Greenhouse Gas Analysis (Urban Crossroads)
- Roadway Noise Impact Analysis (Urban Crossroads)
- Energy Analysis (Urban Crossroads)
- Land Evaluation & Site Assessment (EPD Solutions)
- Water Supply Assessment- OPTIONAL (Fuscoe Engineering)
- Sewer Assessment- OPTIONAL (Fuscoe Engineering)
- Water Assessment- OPTIONAL (Fuscoe Engineering)

A summary of the scope for proposed studies is provided, as follows:

3.1 Vehicle Miles Traveled Analysis

EPD understands that the project would change the zoning on 24 parcels throughout the City to allow for various housing types. The change to residential land use on these parcels would affect the vehicle miles traveled (VMT) for each individual parcel as well as for the City as a whole. EPD proposes to use the San Bernardino Transportation Analysis Model (SBTAM) to evaluate the proposed rezone according to the following scope of work:

1. Vehicle Miles Traveled (VMT) Analysis SBTAM Model Runs

EPD will evaluate modify the socioeconomic data for each affected traffic analysis zone (TAZ) to remove the existing land use in the model and replace the land use with the proposed residential intensity. EPD will also evaluate the SBTAM routes to determine whether they are an accurate depiction of access to each affected zone and will modify as necessary to realistically model the proposed conditions. Two full SBTAM model runs will be prepared to evaluate the project in the 2016 base year and 2040 cumulative year. The following model runs will be required to evaluate the project and the specific plan:

- 2016 with Proposed Project
- 2040 with Proposed Project

EPD has the output data for the 2016 and 2040 base model runs and therefore would not need to run the baseline scenarios. Existing (2022), VMT data will be extrapolated from the 2016 and 2040 model runs.

2. Project VMT Analysis

The model output files will be post-processed to calculate the VMT per service population (VMT/SP) for the following scenarios:

- 2016 VMT/SP without Project
- 2016 VMT/SP with Proposed Project
- 2040 VMT/SP without Project
- 2040 VMT/SP with Proposed Project

The VMT/SP will be reported for each TAZ that contains a rezoned parcel. In addition, the Citywide VMT/SP will be reported for the without and with project conditions to identify the change in Citywide VMT/SP from project implementation. The project would result in a significant impact if the VMT/SP for any zone or for the City as a whole exceeds 15% below the existing VMT/SP for the County of San Bernardino.

The project's effect on VMT will also be evaluated using the link-level boundary VMT/SP within the City of Redlands. The project would have a significant impact if the link-level boundary VMT/SP within the City increases under the plus project condition compared to the no project condition.

3. VMT Mitigation

EPD will evaluate individual parcels which exceed the 15% below the existing VMT/SP for the County to identify potential VMT mitigation. The City's VMT guidelines include screening thresholds to identify projects that would have a less than significant impact on VMT. The thresholds include the following small project screening thresholds:

- Single Family Residential projects of 167 DU or less
- Multifamily residential (low-rise) of 232 DU or less
- Multifamily residential (mid-rise) of 299 DU or less

Individual projects that are implemented under the proposed rezone that meet the above screening criteria would be considered to have a less than significant impact on VMT, even if the project zone is considered a high-VMT zone. Mitigation measures applicable to residential projects will be identified for future projects in high-VMT zones that do not meet the above screening criteria.

4. Documentation of Analysis and Findings

EPD will prepare a written report that documents all modifications to the SBTAM model, model output, any identified VMT impacts and proposed screening or mitigation measures. The report will include VMT maps showing low VMT areas for 2016 and 2040 conditions with the proposed rezone. EPD staff will attend two meetings to discuss the findings of the VMT analysis and will prepare one revision to the VMT analysis documentation in response to City comments.

3.2 Roadway Volume Forecasting

EPD Solutions will forecast future roadway volumes surrounding the RHNA rezone sites in support of the Roadway Noise Impact Analysis. EPD will forecast future traffic growth associated with the RHNA rezone using the SBTAM output from the VMT Analysis, included in Task 3.2, and apply it to existing 2015 counts.

3.3 Air Quality Impact Analysis & Greenhouse Gas Analysis

Urban Crossroads will perform the Air Quality Impact and Greenhouse Gas Analysis for the project. Modeling outputs will be provided and incorporated into the appropriate EIR sections.

Air Quality Impact Analysis

- Evaluate the existing conditions of the project study area; this will include gathering background air quality data, local wind patterns in the study area and identifying applicable rules, plans and thresholds of significance.
- Qualitatively evaluate construction-related emissions and associated impacts.
- Evaluate operational emissions for the proposed project, based upon trip generation projections provided as part of the traffic study. In addition, emissions from other operational sources such as heaters, air conditioners, water heaters, consumer products, cargo handling equipment (CHE), and lawn care equipment will also be considered.
- A screening-level carbon monoxide (CO) Hotspot analysis of future conditions at key intersections located in the project study area will be prepared. It is anticipated that a

qualitative discussion on CO Hotspot potential and rationale as to why more detailed modeling of CO Hotspot analysis is not required.

- Provide qualitative discussion on the applicability of localized emissions thresholds.
- Evaluate potential odor impacts resulting from the proposed project. Identify applicable mitigation measures and regulatory requirements that the project must comply with to minimize odors. For purposes of this evaluation a qualitative assessment of odors and odor controls is expected.
- Qualitatively discuss cumulative impacts within the context of planned and foreseeable projects for short- term construction and long-term operational activity. A "list" approach per CEQA will be utilized when discussing cumulative impacts using the list of cumulative projects identified in the traffic report. Since the basin is in non-attainment the determination of significance will likely be based on whether or not the Project results in a substantial incremental increase.
- Identify and recommended mitigation measures that are feasible to implement and that will reduce any potential impacts to the maximum extent possible. Prepare an air quality report that incorporates the findings and all supporting calculations.
- Revise the air quality study based on one round of comments provided by the City.

GHG Analysis

- Evaluate applicable federal and state regulatory requirements (i.e., AB32, SCAQMD, CARB thresholds). Qualitatively discuss the effects of GHG emissions on regional air quality.
- Review the City of Redlands Climate Action Plan (CAP), applicable GHG inventory, targets, gap analysis, reduction strategies. Based on a review of the City of Redlands CAP an appropriate project- level threshold will be utilized.
- Qualitatively discuss construction-related GHG emissions that may be generated as a result of buildout of the RHNA rezone sites.
- Quantitatively evaluate operational emissions for the proposed project, based upon land use and trip generation projections provided by the City. It is anticipated that the SCAQMD-approved California Emissions Estimator Model (CalEEMod) will be utilized for emissions quantification. The scope of work assumes up to 2 operational modeling scenarios will be prepared, which may include an existing conditions and future year analysis scenario.
- Identify recommended mitigation measures that will reduce any potential impacts to the maximum extent possible.
- Prepare a greenhouse gas emissions report documenting the results of the study. The report will summarize the results of the previous work tasks and define appropriate and feasible mitigation packages to address any significant impacts related to climate change found in the analysis.
- Prepare modeling outputs to incorporate as an appendix to the EIR.

3.4 Energy Analysis

- Identify applicable local, state, and federal energy regulations and programs applicable to the Project.
- Quantify direct and indirect electricity energy consumption from the project.
- Quantify natural gas energy consumption from the project.
- Identify transportation fuels supply, demand, consumption, and infrastructure.
- Identify Energy Efficiency features of the project, including but not limited to the use of renewable energy requirements, and reduced energy demand through the reduction of potable water usage.

- The project's impacts based on the State CEQA Guidelines Appendix F and provide mitigation measures (if necessary) to reduce impacts to the maximum extent possible.
- Provide an energy analysis summary and tables for inclusion in an "Energy Resources" chapter in the EIR based on the pending CEQA Guidelines Update.

3.5 Roadway Noise Impact Analysis

Urban Crossroads will assist with evaluating the roadway noise impacts of the project as detailed in the following scope. Modeling outputs will be provided and incorporated into the appropriate EIR sections.

Existing Conditions:

- Identify and review applicable, Federal, State, and Local Noise criteria. This includes the City of Redlands Noise Element and Municipal Code to determine appropriate noise standards and significance criteria.
- Collect long-term 24-hour ambient noise level measurements in the Project study area at up to 12 locations to quantify the existing noise environment. All noise level measurement equipment will satisfy American National Standards Institute standard specifications for sound level meters ANSI S1.4- 2014/IEC 61672-1:2013. The noise level measurements will be collected consistent with the criteria outlined in the City's Municipal Code. Briefly describe the ambient noise conditions in the Project study area.
- Develop an existing conditions noise prediction model representing the existing roadway network facilities, and special noise generators. The existing conditions noise model will be based on the existing noise measurements and used to calculate the existing noise contours for roadway segments / noise receiver locations throughout the Project study area.
- Calculate the off-site traffic noise contour boundaries for the baseline (existing) conditions, opening year and future conditions on up to twenty study area roadway segments. Calculate the future Project contributions by comparing the "with" and "without" Project noise contours on the study area roadways for the proposed project. Determine if the Project will create a significant noise impact on any analyzed roadway segments.
- Summarize the results of the study in a roadway noise impact analysis report addressing the potential impacts associated with the Project and provide the appropriate measures to reduce the impacts to levels of less than significant.

3.6 Land Evaluation and Site Assessment Model

EPD will prepare a Land Evaluation and Site Assessment (LESA) Model in order to determine the significance level of the potential conversion of Prime Farmland associated with development of the RHNA rezone sites. The LESA Model is a point-based approach for rating the relative importance of agricultural land resources based upon specific measurable features. The model will help determine the long-term viability of the existing agricultural production that is intended to be converted to residential uses. In support of the LESA Model, EPD will consult with local water suppliers and utilize the U.S. Department of Agriculture's soil mapping database and GIS to determine the suitability of the approximately 43 acres of Prime Farmland to long-term agricultural production.

3.7 Water Supply Assessment- OPTIONAL

A Water Supply Assessment (WSA) will be prepared for the City of Redlands Project to ensure compliance with the City of Redlands Municipal Utilities Department and Engineering Department

standards, applicable sections of the Public Resources Code, and the California Water Code as referenced in Senate Bills 610 and 221 of 2001. Water demands associated with the net increase in water demands for the proposed rezoning will be calculated and compared to local and regional water supply projections. The WSA will highlight the ability of the water provider to supply water to the proposed rezoning in addition to other current and future water demands of the service area in normal, single dry and multiple dry year scenarios for 20 years. The report will include coordination and review with the City of Redlands (retailer) as well as the San Bernardino Valley Municipal Water District (wholesaler).

In the event the RHNA rezoning project estimated water demands exceed the Urban Water Management Plan demands, FEI staff will prepare a brief technical memorandum identifying the issue and submit to EPD and City staff for discussion and guidance. The memo will include brief options on how to proceed forward and will require a City recommendation on how to move forward.

3.8 Sewer Assessment- OPTIONAL

Evaluate the impacts of increased sewer demands associated with the RHNA rezoning project by calculating existing and proposed sewer demands and compare against available capacity within the existing sewer system. In addition, compare capacity against future buildout scenarios associated with the most current General Plan and approved Specific Plans. In coordination with Public Works, identify potential impacts and identify recommendations for future CIP and master planning efforts.

Note: Sewer Assessment Task does not include any hydraulic modeling. The Public Works Department would be responsible for any hydraulic modeling for their city-wide or regional sewer system hydraulic model.

3.9 Water Assessment- OPTIONAL

Evaluate the impacts of increased water demands associated with the RHNA rezoning project by calculating existing and proposed water demands and compare against available capacity within the existing water system. In addition, compare capacity against future buildout scenarios associated with the most current General Plan and approved Specific Plans. In coordination with Public Works, identify potential impacts and identify recommendations for future CIP and master planning efforts.

Note: Water Assessment Task does not include any hydraulic modeling. The Public Works Department would be responsible for any hydraulic modeling for their city-wide or regional water system hydraulic model.

TASK 4. INITIAL STUDY/ NOTICE OF PREPARATION/SCOPING MEETING

Initial Study

Within 45 days of authorization to proceed, and assuming the project description has been defined, EPD will prepare a draft IS/NOP, in compliance with CEQA requirements, for City review and comment. The IS/NOP will include, in addition to the Project Description described earlier, a location map showing the project site, site photos, project plans, zoning and land use

maps, and other explanatory exhibits, as well as a discussion of the probable environmental effects that have been identified.

EPD's experience with Redlands projects, the environmental review process in general, and local and regional environmental conditions, will bring efficiency that will ultimately result in a smoother EIR process, starting with the IS/NOP. The IS/NOP will include a completed environmental checklist form, including written explanations to all checklist questions. The checklist used may be provided by City staff, or, alternatively, the standard checklist found in Appendix G of the CEQA Guidelines may be used.

The EPD team will use existing information to the greatest extent possible. EPD proposes to use an expanded IS/NOP to eliminate or "scope out" non-significant environmental issues from further consideration. By fully addressing some environmental effects in the IS, the EIR will focus on those impacts that could be significant and unavoidable, or for which substantial analysis and/or mitigation measures are required. Based on discussions with City Staff and in order to streamline the EIR, the IS would include certain topics that require program-level mitigation measures for future projects. Potential sections that could be screened out of the EIR include Biological Resources, Cultural Resources, Geology & Soils, Hazards & Hazardous Materials, Hydrology & Water Quality, Population & Housing, Recreation, and Wildfire. The resulting IS/NOP would be made a part of the EIR by incorporating the document as an appendix. For those environmental impact areas where significant impacts are expected, discussion in the IS/NOP will be limited; detailed environmental analysis will be reserved for the EIR phase.

Notice of Preparation

Following City review of the draft IS/NOP, a final copy of the document will be prepared. Upon City approval of the IS/NOP, copies will be distributed via U.S. mail per CEQA requirements. Included in the mailing will be a Notice of Completion (NOC). It is expected that the City will provide a mailing list of addresses. Required copies to the State Clearinghouse (SCH) are included in the Deliverables listed below. Issuance of the IS/NOP begins a 30-day review period.

Scoping Meeting

During this 30-day period, the City should schedule a Scoping Meeting. Two EPD staff members will attend the Scoping Meeting and take note of comments received. Comments will be summarized in text form and submitted to the City. EPD will also assist the City to prepare the PowerPoint presentation and handout materials for the scoping meeting.

Deliverables:

- Public Review Initial Study/NOP (10 printed copied with the appendices for the City's use; 10 CDs; electronic copies in Word and PDF and Website ready PDF)
- Notice of Completion (1 electronic copy)
- Notice of Availability and Distribution List (1 electronic copy)
- Copies of the certified mail receipts

TASK 5. ADMINISTRATIVE DRAFT EIR

Supplemental Program EIR

As discussed in the Project Understanding, we believe that a Supplemental Program EIR (Program EIR) is best suited for the proposed RHNA Rezone because it allows the City of Redlands as the Lead Agency, to consider broad policy alternatives and program-wide mitigation measures. It also provides land use flexibility, while still providing effective mitigation for future projects. The Program EIR will outline requirements for subsequent development including appropriate site-specific technical studies and/or investigations. Mitigation will also identify performance standards when detailed project information is unavailable. Appropriate structuring of the Program EIR will limit the scope of CEQA documentation and expedite processing for future projects. The Program EIR will outline requirements for subsequent projects, including site-specific technical reports at the time of individual project applications.

5.1 Administrative Draft EIR

EPD will prepare an Administrative Draft EIR for the City's review. The following paragraphs discuss the sections of a Draft EIR:

Chapter 1. Executive Summary: This section will consist of a concise summary of the information presented in the main body of the EIR:

- a brief project description;
- a tabular summary of findings regarding project and cumulative impacts, mitigation measures, and any unavoidable significant impacts;
- a summary of discretionary approvals required for the project;
- a brief description of the alternatives considered, noting which one was considered the environmentally superior alternative; and
- areas of controversy and issues to be resolved.

Chapter 2. Introduction. This section is intended as a convenience to the reader who is not familiar with CEQA, EIRs, or the environmental review process. The purpose and standards of adequacy for an EIR will be defined, a discussion of the environmental review process for this project will be presented, and characteristics of an EIR and the reasons for preparing an EIR for this project will be described.

Chapter 3. Project Description. The project will be identified, along with the project objectives from the standpoint of the City of Redlands. A statement of project objectives is also included in the Project Description.

Project objectives identify the underlying purpose of the proposed project. The statement of project objectives helps a lead agency develop a reasonable range of alternatives to evaluate in an EIR and aids in the preparation of Findings of Fact and a Statement of Overriding Considerations, if necessary. The Project Description should be complete by the end of Task 1; however, minor changes may be made during EIR preparation.

Chapter 4. Environmental Setting. The environmental setting for each RHNA Rezone site will be defined for each environmental topic area included in the Draft EIR. This section will provide a summary of existing uses, General Plan designations, and zoning for each site.

Chapter 5. Environmental Impacts and Mitigation Measures. The environmental setting section includes an overview of the general setting of the environment in the vicinity of the project site and identifies the related projects used in the cumulative impacts analysis. The impacts and mitigation measures part of this chapter includes an analysis of the topical environmental issue areas. In each analysis section, EPD will identify applicable Project Design Features; Standard Conditions of Development; and Existing Plans, Programs, and Policies that reduce environmental impacts. For each significant adverse impact that remains, CEQA requires that an EIR discuss feasible mitigation measures to avoid or substantially reduce the project's significant adverse environmental effect. Drafting effective mitigation measures involves clearly explaining the mitigation measure's objectives and implementation – specifically, how the mitigation measure will be put into action, who is responsible for its implementation, where it will occur, and when it will occur.

Each environmental issue will include the following sub-sections:

- Introduction identifying the primary documents used in the preparation of the section and any other pertinent information.
- Existing Conditions section identifying and describing the existing physical environmental conditions that exist at the time the Notice of Preparation is published, and which constitutes the baseline physical conditions that assist in determining the significance of an impact.
- Thresholds of Significance as adopted by the City.
- Project Impacts describes environmental changes to the existing physical conditions that may occur if the proposed project is implemented and evaluates these changes with respect to the thresholds of significance. In addition, this section would include any Project Design Features proposed to reduce potentially significant impacts.
- Cumulative Impacts describes the potential changes in the environmental conditions that result from the incremental impact of the proposed project added to closely related past, present, and probable future projects.
- Mitigation Measures are those specific measures that may be required of the project by the Lead Agency in order to: 1) avoid an impact; 2) minimize an impact; 3) rectify an impact by restoration; 4) reduce or eliminate an impact over time by preservation and maintenance operations; or 5) compensate for the impact by replacing or providing substitute resources.
- Level of Significance after Mitigation describes the level of impact significance remaining after mitigation measures have been implemented.

Less Than Significant Issues: Based on the Initial Study and the 2035 General Plan EIR, the following topic areas will likely not be evaluated in the Program EIR: Forestry; Biological Resources; Geology and Soils; Hazards; Hydrology and Water Quality; Mineral Resources; Recreation; and Wildfire.

Potentially Significant Issues: The Administrative Draft EIR will be comprehensive, accurate, objective, and will fully comply with CEQA and all applicable guidance and procedures established by the City of Redlands. The EIR will include an analysis section for each Environmental Checklist impact resource

topic that was determined by the Initial Study to be potentially impacted by implementation of the proposed Project.

Of the topic areas, the Initial Study has also narrowed the required EIR analysis by describing how specific topic area criteria listed on the CEQA Appendix G Checklist would not be impacted by implementation of the Project; thus, eliminating some issues related to the topics above, from discussion in the body of the EIR.

Each topic section that may be potentially impacted by the proposed Project would be evaluated in the Administrative Draft EIR, which would include a description of the existing conditions, evaluation of potential environmental impacts including temporary (construction-related) and long-term (operational) impacts, and identification of mitigation measures, as necessary.

The scope of analysis for each environmental issue area that would be included in the EIR, as scoped in the Initial Study, is described below:

Aesthetics: Section 3.1, Aesthetics of the 2035 General Plan EIR was considered less than significant. One primary goal of the 2035 General Plan is to encourage future development within the core areas of the city and preserve the agricultural and open space land around the periphery of the city. The Draft EIR will analyze the potential aesthetics impact related to the increased residential densities from the proposed project. This section of the EIR will look at the aesthetic impacts, and the relationship to the agricultural resources that could be converted through the RHNA rezone.

Agricultural Resources: Per EPD's discussion with the City of Redlands staff, approximately 43 acres of Prime Farmland would be rezoned to residential as part of the project. As a portion of the farmland is currently in production, the EIR will discuss potential impacts related to the conversion of farmland to non- agricultural uses and the loss of Prime Farmland based on eventual residential development on the sites. The 2035 General Plan EIR Section 3.2, Agricultural Resources, found that buildout of the General Plan would result in significant and unavoidable impacts related to conversion of Important Farmland. In support of the EIR Section, EPD will prepare a LESA model, as further discussed in Task 3.8.

Air Quality: As described Task 3.3, new air quality analysis will be conducted, pursuant requirements of CEQA, and based on the intensity of development ultimately identified in the RHNA rezone. Air quality was previously-identified as a significant and unavoidable impact in Section 3.3, Air Quality of 2035 General Plan EIR. This section of EIR will establish performance standards for future residential developments, including thresholds for future analysis and structural mitigations such as setbacks and air filtration systems. These performance standards, project design features and mitigation measures have been proven to adequately mitigate impacts to sensitive uses within proximity to freeways and railway; a health risk assessment will not be required and is not proposed as part of this scope of work. The air quality analysis will be summarized in the EIR.

Energy: The EIR section will be supported by the energy analysis prepared as part of Task 3.5. This section will analyze the potential energy usage associated with future residential developments within the RHNA rezone sites. Impacts are expected to be less than significant.

Greenhouse Gas Emissions: As described above, new greenhouse gas analysis will be conducted and will be evaluated against the City's CAP. A summary of the GHG analysis will be included in the EIR to evaluate the potential impacts associated with the project's generation of GHG emissions during

construction and operational activities, including: construction, area sources, mobile sources, energy consumption (electricity and natural gas), water consumption, and solid waste generation. Mitigation measures will be identified, if necessary, beyond those in Section 3.5 of the 2035 General Plan EIR, to reduce GHG emissions to a less than significant level.

Hydrology & Water Quality: The 2035 General Plan Update EIR found all future overall impacts to be less than significant. However, multiple RHNA rezone sites are located within the 100-year floodplain. Multi- family residential uses could be permitted in these areas per the 2035 General Plan with a special permit for development in areas of special flood hazards (RMC Chapter 15.32). The 2035 General Plan and EIR include policies that further reduce potential impacts. This scope of work assumes upon implementation of regulatory requirements and General Plan goals and policies, and performance standards, buildout of the RHNA rezone sites would not result in significant impacts related to flood hazards.

Land Use and Planning: The proposed project would rezone 126.2 acres to various residential densities and would require zone changes and General Plan Amendments. Potential impacts related to conflicts with policies that avoid environmental effects will be evaluated in the EIR. A list of relevant policies would be developed along with a corresponding description of the project's consistency or inconsistency with the policy, and if the project would conflict with a plan or policy that was adopted to avoid or reduce an environmental effect.

Noise: Ambient noise in the vicinity of the RHNA rezone sites is largely associated with transportation noise generated by roadways, freeways, rails lines and existing land uses. Implementation of the proposed project could result in an increase in noise levels in and surrounding the sites during construction as well as during project operations. Additionally, potential vibration impacts on the immediate surrounding land uses may occur during project construction from the operation of heavy-duty construction equipment. As described above, a roadway noise analysis will be prepared to ensure complete CEQA compliance. Upon approval by the City, the EIR will summarize the noise analysis to describe existing noise conditions. It will also identify typical noise and vibration levels that would be generated from construction activities based on the types of construction equipment that would be used and its closest distance a structure or sensitive receptor that could be impacted. Mitigation measures, if necessary, would be provided to reduce any potential significant impacts.

Regarding operational noise, the analysis will identify the noise from vehicular traffic, onsite activities, equipment, and mitigation and performance standards will be included, as necessary, to reduce potential noise impacts to a less than significant level. The Program EIR will include appropriate performance standards and mitigation measures to streamline future environmental review.

Population and Housing: This section of the EIR will compare the RHNA rezone to the 2035 General Plan projections and will evaluate whether the project's potential population growth is unplanned. Population and housing growth that is planned, would not be considered significant. As the project would result in zone changes and General Plan Amendments to increase overall residential capacity in the City of Redlands, the EIR will consider whether the potential population growth associated with the RHNA rezone is significant compared to projections from SCAG.

Public Services: This section of the EIR will analyze potential impacts to existing service levels and response times for police and fire related to the population increase associated with the project. The EIR section will provide a detailed analysis of current response times and whether police and fire services within the city would need to construct new facilities in order to maintain adequate response times.

Transportation: This EIR section will summarize the VMT analysis (Task 3.1) and provide a description of existing traffic and circulation conditions within the project area, describe the number of operational vehicular trips that are anticipated to be generated by the proposed RHNA rezone. In addition, the EIR will include identification and analysis of transit services and pedestrian and bicycle facilities in the project vicinity. Section 3.15, Transportation, was considered a significant and unavoidable impact in the 2035 General Plan EIR, including sections of freeways and the intersection of Orange St./Lugonia Ave. (under Caltrans jurisdiction) in the downtown village area. Per updates to the CEQA Guidelines, level of service is no longer considered an environmental impact and will not be analyzed in the EIR.

Tribal Cultural Resources: The City of Redlands, as the Lead Agency, will initiate the SB 18 notification process and the subsequent AB 52 consultation process. EPD and MCC will assist the City by providing exhibits, maps, or graphics where pertinent to assist in the evaluation process and provide the EIR reader a clearer understanding or explanation of the analysis. EPD will help staff with identifying and/or refining any necessary performance standards or mitigation measures that would need to be incorporated into subsequent construction phases of individual projects.

Utilities: The 2035 General Plan EIR concluded that upon implementation of regulatory requirements and General Plan goals and policies, buildout of the General Plan would not result in significant impacts related to public services and facilities. As higher density residential development is proposed compared to the 2035 General Plan EIR, the addition of residential uses would incrementally increase demand for utilities and service systems, including water supply, wastewater disposal, and solid waste disposal. The EIR would evaluate the capacity of existing utilities serving the various project sites to serve build-out of the proposed RHNA growth, with an emphasis upon water and sewer service. The EIR will describe any needed improvements, capacity restrictions, and the development fee mechanisms that fund improvements or capacity enhancements to accommodate growth. In addition, the analysis would determine if the project would necessitate the need for new or physically altered facilities, the construction of which could cause significant environmental impacts. As described in Task 3.7, a Water Supply Assessment will be prepared to analyze the increase in demand for water resources based on increased population growth and residential densities.

Chapter 6. Other CEQA Considerations. This chapter summarizes those environmental effects that are found to be less-than-significant and those which are deemed significant and unavoidable. This section also includes other EIR sections mandated by CEQA, including a discussion of irreversible impacts, significant cumulative impacts, and growth inducement resulting from the project.

Chapter 7. Alternatives. The project alternatives section includes a range of alternatives to be analyzed that meet project objectives; are feasible on an economic, legal, and regulatory basis; and would avoid or substantially lessen at least one significant impact of the project. The EPD team has estimated analysis of up to three (3) alternatives in addition to the "No Project" alternative in the Administrative Draft EIR. These alternatives would be developed as part of the preparation of the Administrative Draft EIR. The Administrative Draft EIR will include a discussion of the environmental impacts associated with

each alternative and compare the impacts with those identified for the proposed project. In addition, a summary matrix that presents and contrasts the environmental effects of each alternative as compared to the proposed project will be prepared.

Chapter 8. Organizations and Persons Consulted and List of Preparers. This section lists the organizations and persons consulted during the preparation of the EIR and lists the individuals who contributed to the preparation of the EIR.

Technical Appendix. The technical appendix will include the IS/NOP and the technical studies used in the preparation of the EIR. This may be included as one or more separate volumes.

5.2 Revised Administrative Draft EIR

Subsequent to the City's review of the Administrative Draft EIR, the EPD team will prepare a Revised Administrative Draft EIR for submittal. All changes will be underline/strike-through format to allow for easy tracking of updates. We assume that changes will be minimal due to early consultation with the City, and prior review and approval of technical reports by City staff. Subsequent to review by City staff of the Revised Administrative Draft EIR, the EPD team will prepare a Public Review Draft EIR which incorporates the final comments.

- Administrative Draft EIR (2 print copies with appendices in electronic format; electronic copies of the EIR in Word and PDF; graphics in industry standard format)
- Revised Administrative Draft EIR (2 print copies; electronic copies in Word and PDF; graphics in industry standard format)

TASK 6. PUBLIC REVIEW DRAFT EIR, NOTICE OF AVAILABILITY, AND NOTICE OF COMPLETION

EPD will incorporate modifications to the Revised Administrative Draft EIR based on the specific comments received from the City and prepare a Public Draft EIR for public review. Exhibits and graphics will be used to describe, evaluate, and analyze information within the document.

Prior to release of the Public Draft EIR, EPD will submit to the City a PDF of the Public Draft EIR for final review and comment. Minimal comments are expected at this stage. With release of the Draft EIR, EPD will prepare and submit a Notice of Completion (NOC) and a Notice of Availability (NOA), and post copies of the Draft EIR on the State Clearinghouse (SCH) website. EPD can assist the City with mailing of the NOA to local agencies.

Deliverables:

- Public Review Draft EIR (12 print copies with appendices in electronic format; 2 printed copies of the appendices and Draft EIR; electronic copies of the EIR in Word and PDF and Website ready PDF)
- Notice of Completion (1 electronic copy)
- Notice of Availability and Distribution List (1 electronic copy)
- Copies of the certified mail receipts

TASK 7. FINAL EIR, RESPONSE TO COMMENTS, MITIGATION MONITORING & REPORTING PROGRAM, STATEMENT OF OVERRIDING CONSIDERATIONS, AND NOTICE OF DETERMINATION

A Final EIR will be prepared in accordance with CEQA and will contain the City's required elements, as follows:

7.1 Response to Comments & Final EIR

Following receipt of all comments on the Draft EIR, written responses will be prepared for each comment. A Response to Comments section will be created for the Final EIR and will contain an introduction describing the public review process concerning the Draft EIR, copies of all comment letters received and minutes from public meetings where oral comments were taken, plus written responses to all comments. Responses will focus on comments that address the adequacy of the Draft EIR. Other comments that do not address EIR adequacy will be noted as such and no further response will be provided, unless deemed necessary by the City of Tustin. Responses will be prepared by EPD with input by the City and technical subconsultants, as needed.

A not-to-exceed budget based on a maximum of 80 hours for responses to comments has been established to cover efforts by EPD and subconsultants, including review meetings and revisions. If an unexpectedly large volume of comments is received, or if certain comments result in the need for substantial additional responses or new research or analysis, the initial budget may not be sufficient. Should this situation become apparent, we will discuss this concern with the City before the responses budget is consumed and determine an appropriate course of action.

Responses to Comments by responsible agencies will be provided to those agencies, as well as any other commenters identified by the City, and will be prepared for consideration by the Planning Commission, if desired or as requested by the City, but at a minimum of 10 days prior to consideration of the Final EIR by the City Council.

7.2 Mitigation Monitoring & Reporting Program

A Mitigation Monitoring and Reporting Program (MMRP) will be prepared pursuant to Section 21081.6 of the Public Resources Code. It will be presented in standard City format and will identify the significant impacts that would result from the project, proposed mitigation measures for each impact, the time at which each measure will need to be conducted, the entity responsible for implementing the mitigation measure, and the City department or other agency responsible for monitoring the mitigation effort and ensuring its success. A draft MMRP will be prepared for consideration by the Planning Commission so that any comments they may have concerning the MMRP can be incorporated into the Final EIR that is prepared for City Council certification.

7.3 Statement of Overriding Considerations

A Statement of Overriding Considerations will be prepared if the Final EIR identifies significant, unavoidable impacts for the selected project that the City determines would be acceptable in light of the overall benefits of the project. The EPD team will use a Findings and Overrides format approved by the City and will submit the draft prior to the Planning Commission hearing. One round of review for revisions is anticipated.

7.4 Notice of Determination

Following certification of the EIR, EPD will prepare a Notice of Determination for the City to submit to the State Clearinghouse and San Bernardino County Clerk. A check for the filing fees, including the CDFW filing fee for an EIR will be provided by the City of Redlands.

Deliverables:

- Administrative Draft Response to Comments (2 electronic copies, with appendices, in Word and PDF formats)
- Final Response to Comments and Final EIR (12 print copies; electronic copy in Word and PDF, with appendices; Website ready PDF)
- Statement of Overriding Considerations (1 print copy; electronic copy in Word and PDF)
- MMRP (1 print copies; electronic copy in Word and PDF)
- Notice of Determination (electronic copy) and copies of the stamped NOD.

TASK 8. PROJECT MANAGEMENT AND MEETINGS

8.1 Project Management

To effectively manage the costs of the project, EPD will attend bi-weekly conference calls (briefings) to update the City on upcoming deliverables and discuss any potential issues that may impact the scope of work. EPD will draft agendas in advance of these meetings and deliver minutes via email to the entire project team. The minutes will identify action items and the responsible party to implement said action item. In addition to standing meetings, EPD will be available to City staff to answer questions, address concerns, or to clarify issues as they arise.

This scope of work assumes ongoing project management (an estimated 2 hour/week for the Project Manager and 1 hour for the Project Director for the duration of the project was estimated in this proposal).

8.2 Meetings

In an effort to achieve this level of communication, Konnie Dobreva, the Project Director and Meaghan Truman, Project Manager, will attend up to 10 in-person or virtual meetings during the course of the document preparation and environmental review process (inclusive the kick-off meeting in Task 2). These meeting are interchangeable at the City's discretion and could be with City staff, or as part of inter-agency consultation meetings (e.g., San Bernardino County Transportation Authority, Caltrans, Water Quality Control Board, etc.). Additional meetings or attendance by other members of the Consultant team will be billed on a time- and-materials basis. Costs for meeting attendance will be billed in accordance with the hourly rates for the personnel involved.

Deliverables:

- Bi-weekly meetings or conference calls
- Regular communication via telephone and email
- Attend up to 10 in-person or virtual meetings with City staff:
    - 1 kick-off meeting;
    - up to 5 internal meetings with staff prior to public meetings and public hearings; and

- up to 4 consultation meetings with City staff and other agencies.

TASK 9. HEARINGS

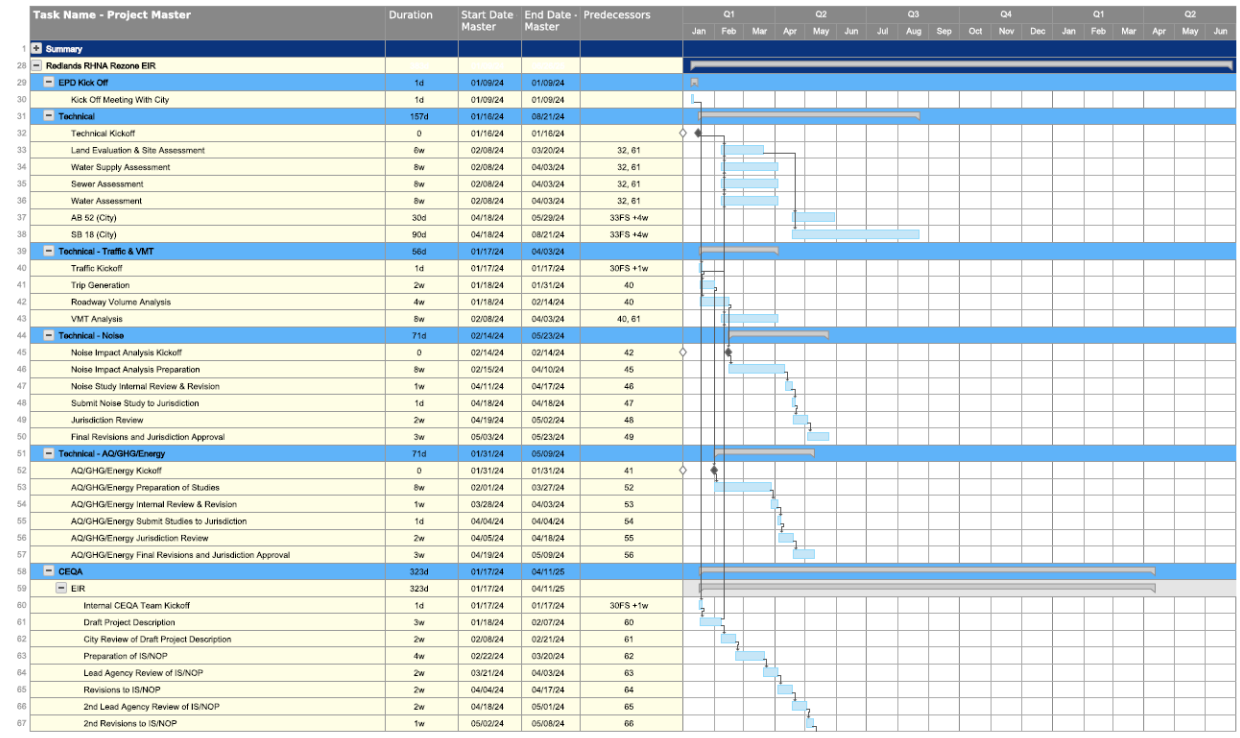
The project team will attend up to 1 Planning Commission hearings and 2 City Council hearings. The project team will assist City staff in developing a PowerPoint presentation with supporting exhibits for use at the public hearings. It is anticipated that the City will lead the hearings, with project team providing support as needed.

Deliverables:

- Up to 1 Planning Commission hearings
- Up to 2 City Council hearings

EXHIBIT "B"
PROJECT SCHEDULE

EIR Proposal Schedule



	Task Name - Project Master	Duration	Start Date Master	End Date - Master	Predecessors
1	Summary				
28	Redlands RHNA Rezone EIR				
29	EPD Kick Off	1d	01/09/24	01/09/24	
30	Kick Off Meeting With City	1d	01/09/24	01/09/24	
31	Technical	157d	01/16/24	08/21/24	
32	Technical Kickoff	0	01/16/24	01/16/24	
33	Land Evaluation & Site Assessment	8w	02/08/24	03/20/24	32, 61
34	Water Supply Assessment	8w	02/08/24	04/03/24	32, 61
35	Sewer Assessment	8w	02/08/24	04/03/24	32, 61
36	Water Assessment	8w	02/08/24	04/03/24	32, 61
37	AB 52 (City)	30d	04/18/24	05/29/24	33FS +4w
38	SB 18 (City)	90d	04/18/24	08/21/24	33FS +4w
39	Technical - Traffic & VMT	56d	01/17/24	04/03/24	
40	Traffic Kickoff	1d	01/17/24	01/17/24	30FS +1w
41	Trip Generation	2w	01/18/24	01/31/24	40
42	Roadway Volume Analysis	4w	01/18/24	02/14/24	40
43	VMT Analysis	8w	02/08/24	04/03/24	40, 61
44	Technical - Noise	71d	02/14/24	05/23/24	
45	Noise Impact Analysis Kickoff	0	02/14/24	02/14/24	42
46	Noise Impact Analysis Preparation	8w	02/15/24	04/10/24	45
47	Noise Study Internal Review & Revision	1w	04/11/24	04/17/24	46
48	Submit Noise Study to Jurisdiction	1d	04/18/24	04/18/24	47
49	Jurisdiction Review	2w	04/19/24	05/02/24	48
50	Final Revisions and Jurisdiction Approval	3w	05/03/24	05/23/24	49
51	Technical - AQ/GHG/Energy	71d	01/31/24	05/09/24	
52	AQ/GHG/Energy Kickoff	0	01/31/24	01/31/24	41
53	AQ/GHG/Energy Preparation of Studies	8w	02/01/24	03/27/24	52
54	AQ/GHG/Energy Internal Review & Revision	1w	03/28/24	04/03/24	53
55	AQ/GHG/Energy Submit Studies to Jurisdiction	1d	04/04/24	04/04/24	54
56	AQ/GHG/Energy Jurisdiction Review	2w	04/05/24	04/18/24	55
57	AQ/GHG/Energy Final Revisions and Jurisdiction Approval	3w	04/19/24	05/09/24	56
58	CEQA	323d	01/17/24	04/11/25	
59	EIR	323d	01/17/24	04/11/25	
60	Internal CEQA Team Kickoff	1d	01/17/24	01/17/24	30FS +1w
61	Draft Project Description	3w	01/18/24	02/07/24	60
62	City Review of Draft Project Description	2w	02/08/24	02/21/24	61
63	Preparation of IS/NOP	4w	02/22/24	03/20/24	62
64	Lead Agency Review of IS/NOP	2w	03/21/24	04/03/24	63
65	Revisions to IS/NOP	2w	04/04/24	04/17/24	64
66	2nd Lead Agency Review of IS/NOP	2w	04/18/24	05/01/24	65
67	2nd Revisions to IS/NOP	1w	05/02/24	05/08/24	66

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	Task Name - Project Master	Duration	Start Date Master	End Date - Master	Predecessors
68	Release of IS/NOP, Notice of Completion (Proofcheck)	1w	05/09/24	05/15/24	67
69	30-day Public Review Period	e30d	05/15/24	06/14/24	68
70	Scoping Meeting	1d	06/05/24	06/05/24	
71	1st Admin Draft EIR	12w	06/06/24	08/28/24	70
72	Lead Agency Review of 1st Admin Draft EIR	4w	08/29/24	09/25/24	71
73	2nd Admin Draft EIR	3w	09/26/24	10/16/24	72
74	Lead Agency Review of 2nd Admin Draft EIR	3w	10/17/24	11/06/24	73
75	Preparation of Public Draft EIR	2w	11/07/24	11/20/24	74
76	Screencheck of Public Draft EIR	1w	11/21/24	11/27/24	75
77	Draft EIR, NOA, and NOC Submitted to SCH	1d	11/28/24	11/28/24	76
78	45-day Public Review Period	e45d	11/28/24	01/12/25	77
79	Preparation of Admin Draft RTCs & DEIR Revisions	4w	01/13/25	02/07/25	78
80	1st Lead Agency Review of RTCs & DEIR Revisions	3w	02/10/25	02/28/25	79
81	Updates to RTCs & DEIR Revisions	2w	03/03/25	03/14/25	80
82	2nd Lead Agency Review of RTCs & DEIR Revisions	2w	03/17/25	03/28/25	81
83	Public Review of RTC (10 days prior to PC Hearing)	10d	03/31/25	04/11/25	82
84	Hearings	64d	03/31/25	06/26/25	
85	Public Hearing Notice & Release of RTCs	10d	03/31/25	04/11/25	82
86	Planning Commission (2nd & 4th Tues)	1d	04/22/25	04/22/25	
87	City Council #1 (1st & 3rd Tues)	1d	05/20/25	05/20/25	
88	City Council #2 (1st & 3rd Tues)	1d	06/03/25	06/03/25	
89	File 1st NOD	5d	05/21/25	05/27/25	87
90	Statute of Limitation	e30d	05/27/25	06/26/25	89
91					

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EXHIBIT "C"

COMPENSATION

Project Budget

EPD proposes the budget on the following page for the Supplemental EIR scope of work.

Assumptions

Our cost estimate is based on our scope of services and the following assumptions:

- The cost estimate is valid for up to 180 days from the date of submittal, after which it may be subject to revision.
- Costs have been allocated to tasks to determine the total budget. A "Not to Exceed"dollar amount for each of the tasks are provided except where indicated as a "Fixed Fee." Unexpended budget will be invoiced at the conclusion of the project.
- If additional meetings or site visits are requested or additional work beyond the allowances described herein are required, such meetings and work would require an amendment of the budget.
- Reimbursable expenses are estimated and will be billed at actual cost, plus 15 percent administrative charge.
- Additional review cycles or additional versions of administrative drafts of any documents beyond the assumptions contained within the scope of work will constitute additional work.

The budget is based on completion of work within a maximum 12-month schedule. If a delay occurs as a result of circumstances beyond control, we reserve the right to adjust our budget to account for additional project management requirements, increased labor rates, and other costs.

Proposed Fee

The following is the proposed fee for the above scope of work.

Redlands RHNA Rezone Supplemental EIR Fees									
EPD Solutions, Inc.									
October 13, 2023									
Staff Member	Konnie Dobreva	Renee Escario	Meghan Macias	Meaghan Truman	Project Planner	EPD Labor Total		Subconsultants	TOTAL LABOR
Hourly Rate	$300	$230	$275	$185	$160				
Proposed Work Scope Tasks	Hours	Hours	Hours	Hours	Hours	Hours	$	$	$
Task 1: Project Initiation, Review of Existing Studies and Documents	8	8	8	10	2	40	$ 9,190		$ 9,190
Task 2: Project Description	2	2	1	12	20	41	$ 7,335		$ 7,335
Task 3: Technical Studies									
3.1 Vehicle Miles Traveled Analysis	1	5	38	6	32	82	$ 18,130		$ 18,130
3.2 Roadway Volume Forecasting			8			8	$ 2,200		$ 2,200
3.3 Air Quality Impact & Greenhouse Gas Analysis						0	$ -	$ 17,500	$ 17,500
3.4 Energy Analysis						0	$ -	$ 2,625	$ 2,625
3.5 Roadway Noise Impact Analysis					40	40	$ 6,400	$ 6,875	$ 13,275
3.6 Land Evaluation & Site Assessment Model	4			16	8	28	$ 5,440		$ 5,440
3.7 Water Supply Assessment -- OPTIONAL						0	$ -	$ 19,375	$ 19,375
3.8 Sewer Assessment -- OPTIONAL						0	$ -	$ 13,125	$ 13,125
3.9 Water Assessment -- OPTIONAL						0	$ -	$ 9,375	$ 9,375
Task 4: Initial Study, Notice of Preparation and Scoping Meeting	16	14		28	40	98	$ 19,600		$ 19,600
Task 5: Admin Draft EIR and Mitigation Monitoring & Reporting Program									
5.1 Admin. Draft	20	40	6	100	120	286	$ 54,550		$ 54,550
5.2 Revised Admin. Draft	9	16	5	30	30	90	$ 18,105		$ 18,105
Task 6: Public Draft EIR, MMRP, Notice of Availability, and Notice of Completion									
6.1 Public Review Draft, NOA, NOC	4		-	20	30	54	$ 9,700		$ 9,700
6.2 MMRP			-	4	6	10	$ 1,700		$ 1,700
Task 7: Response to Comments, Final EIR, Statement of Overriding Considerations, Notice of Determination									
7.1 Response to Comments & Final EIR	18	20	6	30	16	90	$ 19,760	$ 3,000	$ 22,760
7.2 SOC, Resolutions, and Findings of Fact		6	-	16	35	57	$ 9,940		$ 9,940
7.3 NOD				2	5	7	$ 1,170		$ 1,170
Task 8. Meetings and Project Management				-	-	0	$ -		$ -
8.1 Project Management	24	4	20	50	-	98	$ 22,870		$ 22,870
8.2 Meetings	16		12	30	-	58	$ 13,650		$ 13,650
Task 9: Hearings	20		16	24	-	60	$ 14,840	$ 4,000	$ 18,840
SUBTOTAL	82	115	72	274	384	931	$ 234,580	$ 75,875	$ 310,455
								TOTAL LABOR w/ Optional Tasks	$ 310,455
								TOTAL LABOR w/o Optional Tasks	$ 268,580
								EXPENSES	$12,000
								TOTAL W/EXPENSES & OPTIONAL TASKS	$ 322,455
								TOTAL W/ EXPENSES W/O OPTIONAL TASKS	$ 280,580

List of Standard Hourly Rates	
Position	**Hourly Rate**
President/Principal	$300 - $350
Vice President of: Planning; Environmental Planning; Development; Transportation Planning; Construction Management; Engineering; Design	$275 - $300
Senior Director of: Planning; Environmental Planning; Development; Transportation Planning; Construction Management; Engineering; Design	$260 - $285
Director of: Planning; Environmental Planning; Development; Transportation Planning; Construction Management; Engineering; Design	$250 - $275
Senior: Project Manager; Planner; Transportation Planner; Engineer; Environmental Planner; Associate	$210 - $250
Project Manager; Associate Engineer	$185 - $210
Associate: Planner; Environmental Planner; Transportation Planner	$165 - $185
Assistant: Project Manager; Environmental Planner; Transportation Planner; Project Planner; Engineer	$150 - $165
Project Coordinator; GIS Analyst; Drafter	$135 - $150
Support Staff	$85 - $135

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.

ENVIRONMENT PLANNING
DEVELOPMENT SOLUTIONS, INC.

By:_____ Date: _____
Jeremy Krout, President/CEO

Proposal to Provide

CEQA Documentation and Supporting Technical Studies for the Redlands Regional Housing Needs Assessment Rezone Project

City of Redlands

Submitted by:

Environment Planning Development Solutions, Inc.
3333 Michelson Drive, Suite 500
Irvine, CA 92612

Contact:
Konnie Dobreva
konnie@epdsolutions.com / (949) 794-1183

Submitted: July 29, 2022
Revised: October 13, 2023

Environment | Planning | Development Solutions, Inc.

Submitted via email

July 29, 2022
Revised: October 13, 2023

Brian Foote
City of Redlands
bfoote@cityofredlands.org

Re: Proposal for CEQA Documentation and Related Technical Studies for the Redlands RHNA Rezone Project

Dear Mr. Foote:

Thank you for inviting us to submit this proposal for California Environmental Quality Act (CEQA) analysis and supporting technical studies for the RHNA rezone within the City of Redlands. It is our understanding that the RHNA Rezone Project would rezone 126.2 acres of land currently designated for non-residential development throughout the City to various residential densities.

The following is our proposed scope of work and fee for the project. We look forward to working with you and discussing this exciting opportunity with you further. Please contact me at (949) 794-1183 or konnie@epdsolutions.com with any questions on this proposal or our expertise.

Respectfully submitted,
EPD Solutions, Inc.

K Dobreva

Konnie Dobreva, JD
Vice President of Environmental Planning

To begin work, EPD requires your signed authorization below, which authorizes the attached scope of work pursuant to the attached Provisions of Agreement.

Agreed to by:

_____	_____	_____
Signature	Date	Printed Name and Title

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A. Project Overview

It is our understanding that the Project would rezone 126.2 acres of land currently designated for non-residential development throughout the City to various residential densities. To meet the Regional Housing Needs Allocation (RHNA) for the City of Redlands, the City has identified land available for residential development under existing and future zoning. The City will rezone land to provide for up to 4,219 units (RHNA + 20% buffer) within three years from the date of adoption. The proposed inventory includes additional capacity beyond what is necessary to meet the RHNA + 20% buffer.

B. Project Team

EPD Team

The following key staff members lead the EPD Project Management Team. The City's primary day-to-day contact and CEQA Project Manager would be Konnie Dobreva. Qualifications and resume summaries for these and other staff are provided below.

- **Konnie Dobreva, JD, Vice President of Environmental Planning** – Project Director, Quality Assurance/Quality Control
- **Jeremy Krout, AICP, President** – Client Services
- **Meghan Macias, TE, Transportation Planning Director** – Traffic Impact Analysis
- **Renee Escario, Senior Environmental Planner** – document preparation
- **Meaghan Truman, Associate Environmental Planner III** – Project Manager, document preparation

Konnie Dobreva, JD, *Vice President of Environmental Planning*. Konnie has 20 years of public- and private-sector planning and legal experience, including the preparation of environmental documents for a wide range of projects, including General Plan and Housing Element updates, small-scale residential, large master planned communities, commercial office, industrial, solar, and mixed-use. Her extensive experience has made her a keen strategist and an effective writer of legally defensible environmental documents.

Konnie has a Bachelor of Arts in Environmental Analysis and Design from the University of California, Irvine and a Juris Doctor from Pepperdine University. As previously noted, she is the Administrative Vice President for the California Association of Environmental Professionals (AEP), a 14-year Board member of the Orange County AEP and has twice served as co-chair of the AEP State Conference, and is a frequent lecturer on CEQA for the AEP Advanced CEQA and CEQA Essentials workshop series.

Jeremy Krout, AICP, LEED GA, *President*. Jeremy, the founder of EPD, has experience in both the public and private sectors, which has allowed him opportunities to prepare and manage various types of environmental documents and project entitlements. Jeremy's experience spans a diverse range of uniquely complex land use planning and entitlement projects, due diligence studies, general plan amendments, zone changes, environmental impact reports, development agreements, and construction projects. His clients have entrusted him with these responsibilities based on his problem-solving approach and extensive real-world experience in creating CEQA documents based on sound research and well-articulated strategies and many successes on exigent projects.

Jeremy has dual Bachelor of Arts degrees in Geography and Environmental Studies from the University of California, Santa Barbara, and a Master of City and Regional Planning from Cal Poly San Luis Obispo. He is an active member of the American Planning Association and is certified by the American Institute of Certified Planners (AICP).

Meghan Macias, TE, *Transportation Planning Director,* Registered Traffic Engineer #2697. Meghan will lead traffic analysis services, including preparing Traffic Impact Technical Reports; forecasting future traffic generation using Average Daily Trips (ADT), Level of Service (LOS), and Vehicle Miles Traveled (VMT); preparing Parking and Shared Parking Analyses; and developing traffic mitigation measure recommendations and fair share calculations, and would coordinate preparation of intersection design plans, traffic signal design plans, other related services. Meghan has over 18 years of experience in the transportation planning field and has worked on hundreds of projects throughout California. She has a deep understanding of the regulations and methodologies used by local and regional agencies throughout California, including application of local traffic study guidelines, CMP and CEQA requirements and the Mitigation Fee Act. She holds a Master's degree in Urban and Regional Planning from the University of California, Irvine, is a registered Traffic Engineer, and an active member of the Institute of Transportation Engineers (ITE). She was also a participant on the ITE SB743 Task Force to evaluate changes to the CEQA Guidelines resulting from SB743.

Renee Escario, *Senior Environmental Planner*, *CEQA Document Preparer*. Ms. Escario has 22 years of experience providing environmental consulting services, which include managing the preparation of a variety of complex environmental compliance documents. Her CEQA technical experience includes working through and mitigating both programmatic planning level and site-specific issues related to all environmental resource topics. Ms. Escario is accomplished in working with technical specialists to both identify potential impacts and potential mitigation solutions to both alleviate project effects and move the project forward. Ms. Escario also manages a wide range of community planning projects, which include land use planning, municipal service and infrastructure planning, and jurisdiction boundary related projects. Of these planning projects, Ms. Escario specializes in evaluating the potential effects to service provision and infrastructure as additional development, redevelopment, or growth occurs within a jurisdiction or agency.

Meaghan Truman, *Associate Environmental Planner III*. Ms. Truman has experience in the areas of environmental planning, entitlements, and policy planning. As a young professional, she has had the opportunity to work on a wide variety of projects with a range of environmental documents, including Initial Studies, Mitigated Negative Declarations, Environmental Impact Reports, Exemptions, and Addendums. Meaghan brings a unique perspective and skill set to the EPD team. In her undergraduate career, Meaghan focused her studies on a wide range of environmental topics including geology, policy & law, GIS, and atmospheric science. Since then, she has developed relevant experience in policy and planning, which allows her to bring an all-encompassing approach to CEQA analyses.

Subconsultant Team

EPD's subconsultants include **Urban Crossroads and Fuscoe.** EPD regularly works with these firms on numerous projects together throughout Southern California as their quality of work meets EPD's exacting standards successful guide projects through the environmental clearance process. The following is a summary of these firms and their respective expertise for this project.

AIR QUALITY, GREENHOUSE GAS EMISSIONS, NOISE

Urban Crossroads, Inc. will provide technical study support services in CEQA document preparation, including the preparation of air quality, greenhouse gas emissions, and noise analyses.

Urban Crossroads provides air quality, greenhouse gas, and health risk assessment analysis services to meet national, state and various local compliance standard requirements. Services range from transportation and construction development projects to long-term stationary and mobile source emitters. In determining potential air quality impacts, Urban Crossroads utilizes industry-standard models to study the source-specific

pollutant emissions. Urban Crossroads staff has extensive experience using U.S. Environmental Protection Agency Air Dispersion models, including ISCST3 and AERMOD; and air quality models accepted for use in California including CalEEMod, EMFAC, CALINE4 and CAL3QHC.

Urban Crossroads provides the full spectrum of environmental noise measurement and analysis expertise. This may include a preliminary noise study to establish the barrier height requirements for plan approval, detailed building assembly requirements as part of a final noise study to satisfy interior noise requirements, project operational stationary-source noise levels, and potential short-term construction noise impacts. In addition, Urban Crossroads' noise group maintains a strong technical background in the application and development of noise prediction models.

Urban Crossroads' project manager would be Haseeb Qureshi, MES. Haseeb has over a decade of experience working in the areas of air quality and greenhouse gas analysis and health risk assessment. Urban Crossroads also has project managers specializing in noise studies. EPD has worked with Urban Crossroads on air quality, greenhouse gas emissions, noise, and traffic analyses at over 60 different projects over the past five years.

WATER SUPPLY ASSESSMENT

Fuscoe Engineering, Inc. will provide technical support services in CEQA document preparation, including the preparation of a Water Supply Assessment. Fuscoe provides a full spectrum of civil engineering services including civil engineering, survey & mapping, stormwater management, sustainable site design, and geospatial technology. Fuscoe Engineering, Inc. is an award winning, employee-owned civil engineering firm delivering creative, practical and successful designs for clientele throughout California and internationally.

Fuscoe Engineering's project manager would be Ian Adam. Ian has over 20 years of experience working in the area of water quality. EPD has worked with Fuscoe Engineering on water supply assessment on multiple projects over the past five years, including the water supply assessments for the Transit Villages Specific Plan and the State Street Village projects.

C. Scope of Services

A supplemental program-level EIR will be prepared to tier from the 2035 General Plan EIR. CEQA dictates when a supplemental or when a subsequent EIR is required for changes to a project that was previously analyzed under CEQA. Once a project has been approved based on a CEQA analysis contained in an EIR, or even in a negative declaration, and the EIR or negative declaration is no longer subject to challenge. CEQA Section 21166 provides that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency" unless one of three circumstances apply: 1) substantial changes to the approved project will require major revisions to the certified EIR 2) substantial changes occur with respect to the circumstances under which the approved project is being undertaken will require major revisions to the certified EIR, or 3) new information, that was not known and could not have been known at the time the EIR for the approved project was certified becomes available. For the City or Redlands, an in-depth review has already occurred in 2017 and the time for challenging the sufficiency of the 2035 General Plan Update Certified EIR has expired (CEQA § 21167, subd. (c)).

As discussed with the City, a program-level Supplemental EIR will be prepared for the proposed project. The Supplemental EIR will tier off the General Plan EIR and will focus on certain impact areas that require more detailed analysis. The Supplemental EIR will be structured to take full advantage of CEQA's tiering and streamlining provision and provide for expedited and limited, if any CEQA analysis for future conforming projects.

SCOPE OF WORK

The following tasks are proposed to complete the environmental documentation for the RHNA Rezone project. In the sections that follow, more details are provided regarding how each task will be accomplished, which team members will be responsible for each task, and the work products that will be produced.

- Task 1. Project Initiation, Background Research, and Initiate Technical Studies
- Task 2. Preparation of CEQA Project Description
- Task 3. Technical Studies
- Task 4. Initial Study, Notice of Preparation, and Scoping Meeting
- Task 5. Administrative Draft EIR
- Task 6. Public Review Draft EIR, Notice of Availability, and Notice of Completion
- Task 7. Final EIR, Mitigation Monitoring & Reporting Program, Response to Comments, Statement of Overriding Considerations, and Notice of Determination
- Task 8. Project Management and Meetings
- Task 9. Hearings

The following scope of services details the process that EPD proposes to use to efficiently produce a reliable, quality, and defensible EIR for the City of Redlands. This scope of work considers and relies upon the 2035 General Plan EIR and technical studies, where appropriate.

TASK 1. PROJECT INITIATION, BACKGROUND RESEARCH, INITIATE CEQA TECHNICAL STUDIES

1.1 Project Initiation Meeting

As a first step in project implementation, EPD will schedule a kick-off meeting with City staff within two weeks of Notice to Proceed. EPD representatives (Konnie Dobreva, Meaghan Truman, Meghan Macias), Fuscoe Engineering, and Urban Crossroads will attend the meeting, along with City staff and Best Best & Krieger staff. EPD will coordinate with City staff and the consultant team to complete the following tasks, some of which have been initiated in order to prepare this scope of work:

1. Clarify roles and responsibilities, establish communication protocols, and confirm project objectives;
2. Obtain any available background information on the project, Redlands Housing Element, existing relevant technical studies, and any other pertinent information;
3. Discuss parameters of project alternatives, as required for the EIR analysis;
4. Confirm the adequacy of projects used for cumulative analysis;
5. Discuss the adequacy of existing technical studies and the general scope of technical studies required of the EPD team; and
6. Refine the EIR preparation schedule as needed.

1.2 Background Research

With the input received during the project initiation meeting in mind, EPD will conduct a more refined review of the certified 2035 General Plan EIR and its supporting technical studies to refine the scope of work for the CEQA approach and to identity additional data needs.

EPD will also update the project schedule and any other assumptions made herein and submit it to City staff for approval.

EPD will perform a detailed review of the existing conditions analysis, documentation from community outreach, land use planning efforts, and available analysis for the Redlands Housing Element to gain a solid understanding of the work accomplished to date.

1.3 Initiate Technical Studies

Furthermore, once the geographic area of the RHNA rezone sites is finalized, any technical studies that can be kicked off, such as the noise measurements, water supply assessment, and Cultural and Paleontological Resources Report outlined in Task 3, will be initiated.

Deliverables:

- Kick-off meeting notes with updates to project assumptions, needs and recommendations, if needed, in a memorandum form.
- Background research.
- Refined project schedule.
- Identification of additional data requirements.
- Bi-weekly conference calls with City's project team.

TASK 2. PREPARATION OF CEQA PROJECT DESCRIPTION

The next critical step in the EIR and technical study preparation process is the finalization of the CEQA project description. Successful CEQA compliance requires a clear definition of the project and its components. The project description will be revised to ensure it is complete, comprehensive, and finite in order to analyze the impacts accurately and fully.

As appropriate, the EPD team will confer with City staff to discuss the potential environmental impacts of the proposed project. This process will be aided, simplified, and enhanced by the EPD team's already-extensive knowledge of Housing Elements and how environmental conditions can impact a project area and how CEQA can be streamlined in the future.

EPD will submit a draft of the revised Project Description to the City for confirmation that the scope of analysis for the EIR is accurate and complete. Revisions will be made as directed by the City.

Deliverable:

- CEQA Project Description
- Participation at biweekly conference calls with City staff, including meeting preparation and follow-up.

TASK 3. TECHNICAL STUDIES

As part of this proposal, the EPD team intends to prepare the technical studies listed below. Based on an initial review of the existing 2035 General Plan EIR and technical studies and conversations with City Staff, although programmatic, the technical studies need to be at a sufficient level of detail in order to allow future development projects to tier off the Program EIR's analysis.

This scope of work includes the following technical studies:

- Vehicle Miles Traveled Analysis (EPD Solutions)
- Roadway Volume Forecasting (EPD Solutions)
- Air Quality Impact Analysis & Greenhouse Gas Analysis (Urban Crossroads)
- Roadway Noise Impact Analysis (Urban Crossroads)
- Energy Analysis (Urban Crossroads)
- Land Evaluation & Site Assessment (EPD Solutions)
- Water Supply Assessment- OPTIONAL (Fuscoe Engineering)
- Sewer Assessment- OPTIONAL (Fuscoe Engineering)
- Water Assessment- OPTIONAL (Fuscoe Engineering)

A summary of the scope for proposed studies is provided, as follows:

3.1 Vehicle Miles Traveled Analysis

EPD understands that the project would change the zoning on 24 parcels throughout the City to allow for various housing types. The change to residential land use on these parcels would affect the vehicle miles traveled (VMT) for each individual parcel as well as for the City as a whole. EPD proposes to use the San Bernardino Transportation Analysis Model (SBTAM) to evaluate the proposed rezone according to the following scope of work:

1. Vehicle Miles Traveled (VMT) Analysis SBTAM Model Runs

EPD will evaluate modify the socioeconomic data for each affected traffic analysis zone (TAZ) to remove the existing land use in the model and replace the land use with the proposed residential intensity. EPD will also evaluate the SBTAM routes to determine whether they are an accurate depiction of access to each affected zone and will modify as necessary to realistically model the proposed conditions. Two full SBTAM model runs will be prepared to evaluate the project in the 2016 base year and 2040 cumulative year. The following model runs will be required to evaluate the project and the specific plan:

- 2016 with Proposed Project
- 2040 with Proposed Project

EPD has the output data for the 2016 and 2040 base model runs and therefore would not need to run the baseline scenarios. Existing (2022), VMT data will be extrapolated from the 2016 and 2040 model runs.

2. Project VMT Analysis

The model output files will be post-processed to calculate the VMT per service population (VMT/SP) for the following scenarios:

- 2016 VMT/SP without Project

- 2016 VMT/SP with Proposed Project
- 2040 VMT/SP without Project
- 2040 VMT/SP with Proposed Project

The VMT/SP will be reported for each TAZ that contains a rezoned parcel. In addition, the Citywide VMT/SP will be reported for the without and with project conditions to identify the change in Citywide VMT/SP from project implementation. The project would result in a significant impact if the VMT/SP for any zone or for the City as a whole exceeds 15% below the existing VMT/SP for the County of San Bernardino.

The project's effect on VMT will also be evaluated using the link-level boundary VMT/SP within the City of Redlands. The project would have a significant impact if the link-level boundary VMT/SP within the City increases under the plus project condition compared to the no project condition.

3. VMT Mitigation

EPD will evaluate individual parcels which exceed the15% below the existing VMT/SP for the County to identify potential VMT mitigation. The City's VMT guidelines include screening thresholds to identify projects that would have a less than significant impact on VMT. The thresholds include the following small project screening thresholds:

- Single Family Residential projects of 167 DU or less
- Multifamily residential (low-rise) of 232 DU or less
- Multifamily residential (mid-rise) of 299 DU or less

Individual projects that are implemented under the proposed rezone that meet the above screening criteria would be considered to have a less than significant impact on VMT, even if the project zone is considered a high-VMT zone. Mitigation measures applicable to residential projects will be identified for future projects in high-VMT zones that do not meet the above screening criteria.

4. Documentation of Analysis and Findings

EPD will prepare a written report that documents all modifications to the SBTAM model, model output, any identified VMT impacts and proposed screening or mitigation measures. The report will include VMT maps showing low VMT areas for 2016 and 2040 conditions with the proposed rezone. EPD staff will attend two meetings to discuss the findings of the VMT analysis and will prepare one revision to the VMT analysis documentation in response to City comments.

3.2 Roadway Volume Forecasting

EPD Solutions will forecast future roadway volumes surrounding the RHNA rezone sites in support of the Roadway Noise Impact Analysis. EPD will forecast future traffic growth associated with the RHNA rezone using the SBTAM output from the VMT Analysis, included in Task 3.2, and apply it to existing 2015 counts.

3.3 Air Quality Impact Analysis & Greenhouse Gas Analysis

Urban Crossroads will perform the Air Quality Impact and Greenhouse Gas Analysis for the project. Modeling outputs will be provided and incorporated into the appropriate EIR sections.

Air Quality Impact Analysis

- Evaluate the existing conditions of the project study area; this will include gathering background air quality data, local wind patterns in the study area and identifying applicable rules, plans and thresholds of significance.
- Qualitatively evaluate construction-related emissions and associated impacts.
- Evaluate operational emissions for the proposed project, based upon trip generation projections provided as part of the traffic study. In addition, emissions from other operational sources such as heaters, air conditioners, water heaters, consumer products, cargo handling equipment (CHE), and lawn care equipment will also be considered.

- A screening-level carbon monoxide (CO) Hotspot analysis of future conditions at key intersections located in the project study area will be prepared. It is anticipated that a qualitative discussion on CO Hotspot potential and rationale as to why more detailed modeling of CO Hotspot analysis is not required.
- Provide qualitative discussion on the applicability of localized emissions thresholds.
- Evaluate potential odor impacts resulting from the proposed project. Identify applicable mitigation measures and regulatory requirements that the project must comply with to minimize odors. For purposes of this evaluation a qualitative assessment of odors and odor controls is expected.
- Qualitatively discuss cumulative impacts within the context of planned and foreseeable projects for short-term construction and long-term operational activity. A "list" approach per CEQA will be utilized when discussing cumulative impacts using the list of cumulative projects identified in the traffic report. Since the basin is in non-attainment the determination of significance will likely be based on whether or not the Project results in a substantial incremental increase.
- Identify and recommended mitigation measures that are feasible to implement and that will reduce any potential impacts to the maximum extent possible. Prepare an air quality report that incorporates the findings and all supporting calculations.
- Revise the air quality study based on one round of comments provided by the City.

GHG Analysis

- Evaluate applicable federal and state regulatory requirements (i.e., AB32, SCAQMD, CARB thresholds). Qualitatively discuss the effects of GHG emissions on regional air quality.
- Review the City of Redlands Climate Action Plan (CAP), applicable GHG inventory, targets, gap analysis, reduction strategies. Based on a review of the City of Redlands CAP an appropriate project-level threshold will be utilized.
- Qualitatively discuss construction-related GHG emissions that may be generated as a result of buildout of the RHNA rezone sites.
- Quantitatively evaluate operational emissions for the proposed project, based upon land use and trip generation projections provided by the City. It is anticipated that the SCAQMD-approved California Emissions Estimator Model (CalEEMod) will be utilized for emissions quantification. The scope of work assumes up to 2 operational modeling scenarios will be prepared, which may include an existing conditions and future year analysis scenario.
- Identify recommended mitigation measures that will reduce any potential impacts to the maximum extent possible.
- Prepare a greenhouse gas emissions report documenting the results of the study. The report will summarize the results of the previous work tasks and define appropriate and feasible mitigation packages to address any significant impacts related to climate change found in the analysis.
- Prepare modeling outputs to incorporate as an appendix to the EIR.

3.4 Energy Analysis

- Identify applicable local, state and federal energy regulations and programs applicable to the Project.
- Quantify direct and indirect electricity energy consumption from the project.
- Quantify natural gas energy consumption from the project.
- Identify transportation fuels supply, demand, consumption, and infrastructure.
- Identify Energy Efficiency features of the project, including but not limited to the use of renewable energy requirements, and reduced energy demand through the reduction of potable water usage.
- The project's impacts based on the State CEQA Guidelines Appendix F and provide mitigation measures (if necessary) to reduce impacts to the maximum extent possible.
- Provide an energy analysis summary and tables for inclusion in an "Energy Resources" chapter in the EIR based on the pending CEQA Guidelines Update.

3.5 Roadway Noise Impact Analysis

Urban Crossroads will assist with evaluating the roadway noise impacts of the project as detailed in the following scope. Modeling outputs will be provided and incorporated into the appropriate EIR sections.

Existing Conditions:

- Identify and review applicable, Federal, State and Local Noise criteria. This includes the City of Redlands Noise Element and Municipal Code to determine appropriate noise standards and significance criteria.
- Collect long-term 24-hour ambient noise level measurements in the Project study area at up to 12 locations to quantify the existing noise environment. All noise level measurement equipment will satisfy American National Standards Institute standard specifications for sound level meters ANSI S1.4-2014/IEC 61672-1:2013. The noise level measurements will be collected consistent with the criteria outlined in the City's Municipal Code. Briefly describe the ambient noise conditions in the Project study area.
- Develop an existing conditions noise prediction model representing the existing roadway network facilities, and special noise generators. The existing conditions noise model will be based on the existing noise measurements and used to calculate the existing noise contours for roadway segments / noise receiver locations throughout the Project study area.
- Calculate the off-site traffic noise contour boundaries for the baseline (existing) conditions, opening year and future conditions on up to twenty study area roadway segments. Calculate the future Project contributions by comparing the "with" and "without" Project noise contours on the study area roadways for the proposed project. Determine if the Project will create a significant noise impact on any analyzed roadway segments.
- Summarize the results of the study in a roadway noise impact analysis report addressing the potential impacts associated with the Project and provide the appropriate measures to reduce the impacts to levels of less than significant.

3.6 Land Evaluation and Site Assessment Model

EPD will prepare a Land Evaluation and Site Assessment (LESA) Model in order to determine the significance level of the potential conversion of Prime Farmland associated with development of the RHNA rezone sites. The LESA Model is a point-based approach for rating the relative importance of agricultural land resources based upon specific measurable features. The model will help determine the long-term viability of the existing agricultural production that is intended to be converted to residential uses. In support of the LESA Model, EPD will consult with local water suppliers and utilize the U.S. Department of Agriculture's soil mapping database and GIS to determine the suitability of the approximately 43 acres of Prime Farmland to long-term agricultural production.

3.7 Water Supply Assessment- OPTIONAL

A Water Supply Assessment (WSA) will be prepared for the City of Redlands Project to ensure compliance with the City of Redlands Municipal Utilities Department and Engineering Department standards, applicable sections of the Public Resources Code, and the California Water Code as referenced in Senate Bills 610 and 221 of 2001. Water demands associated with the net increase in water demands for the proposed rezoning will be calculated and compared to local and regional water supply projections. The WSA will highlight the ability of the water provider to supply water to the proposed rezoning in addition to other current and future water demands of the service area in normal, single dry and multiple dry year scenarios for 20 years. The report will include coordination and review with the City of Redlands (retailer) as well as the San Bernardino Valley Municipal Water District (wholesaler).

In the event the RHNA rezoning project estimated water demands exceed the Urban Water Management Plan demands, FEI staff will prepare a brief technical memorandum identifying the issue and submit to EPD and City staff for discussion and guidance. The memo will include brief options on how to proceed forward and will require a City recommendation on how to move forward.

3.8 Sewer Assessment- OPTIONAL

Evaluate the impacts of increased sewer demands associated with the RHNA rezoning project by calculating existing and proposed sewer demands and compare against available capacity within the existing sewer system. In addition, compare capacity against future buildout scenarios associated with the most current General Plan and approved Specific Plans. In coordination with Public Works, identify potential impacts and identify recommendations for future CIP and master planning efforts.

Note: Sewer Assessment Task does not include any hydraulic modeling. The Public Works Department would be responsible for any hydraulic modeling for their city-wide or regional sewer system hydraulic model.

3.9 Water Assessment- OPTIONAL

Evaluate the impacts of increased water demands associated with the RHNA rezoning project by calculating existing and proposed water demands and compare against available capacity within the existing water system. In addition, compare capacity against future buildout scenarios associated with the most current General Plan and approved Specific Plans. In coordination with Public Works, identify potential impacts and identify recommendations for future CIP and master planning efforts.

Note: Water Assessment Task does not include any hydraulic modeling. The Public Works Department would be responsible for any hydraulic modeling for their city-wide or regional water system hydraulic model.

TASK 4. INITIAL STUDY/ NOTICE OF PREPARATION/SCOPING MEETING

Initial Study

Within 45 days of authorization to proceed, and assuming the project description has been defined, EPD will prepare a draft IS/NOP, in compliance with CEQA requirements, for City review and comment. The IS/NOP will include, in addition to the Project Description described earlier, a location map showing the project site, site photos, project plans, zoning and land use maps, and other explanatory exhibits, as well as a discussion of the probable environmental effects that have been identified.

EPD's experience with Redlands projects, the environmental review process in general, and local and regional environmental conditions, will bring efficiency that will ultimately result in a smoother EIR process, starting with the IS/NOP. The IS/NOP will include a completed environmental checklist form, including written explanations to all checklist questions. The checklist used may be provided by City staff, or, alternatively, the standard checklist found in Appendix G of the CEQA Guidelines may be used.

The EPD team will use existing information to the greatest extent possible. EPD proposes to use an expanded IS/NOP to eliminate or "scope out" non-significant environmental issues from further consideration. By fully addressing some environmental effects in the IS, the EIR will focus on those impacts that could be significant and unavoidable, or for which substantial analysis and/or mitigation measures are required. Based on discussions with City Staff and in order to streamline the EIR, the IS would include certain topics that require program-level mitigation measures for future projects. Potential sections that could be screened out of the EIR include Biological Resources, Cultural Resources, Geology & Soils, Hazards & Hazardous Materials, Hydrology & Water Quality, Population & Housing, Recreation, and Wildfire. The resulting IS/NOP would be made a part of the EIR by incorporating the document as an appendix. For those environmental impact areas where significant impacts are expected, discussion in the IS/NOP will be limited; detailed environmental analysis will be reserved for the EIR phase.

Notice of Preparation

Following City review of the draft IS/NOP, a final copy of the document will be prepared. Upon City approval of the IS/NOP, copies will be distributed via U.S. mail per CEQA requirements. Included in the mailing will be a Notice of Completion (NOC). It is expected that the City will provide a mailing list of

addresses. Required copies to the State Clearinghouse (SCH) are included in the Deliverables listed below. Issuance of the IS/NOP begins a 30-day review period.

Scoping Meeting

During this 30-day period, the City should schedule a Scoping Meeting. Two EPD staff members will attend the Scoping Meeting and take note of comments received. Comments will be summarized in text form and submitted to the City. EPD will also assist the City to prepare the PowerPoint presentation and handout materials for the scoping meeting.

Deliverables:

- Public Review Initial Study/NOP (10 printed copied with the appendices for the City's use; 10 CDs; electronic copies in Word and PDF and Website ready PDF)
- Notice of Completion (1 electronic copy)
- Notice of Availability and Distribution List (1 electronic copy)
- Copies of the certified mail receipts

TASK 5. ADMINISTRATIVE DRAFT EIR

Supplemental Program EIR

As discussed in the Project Understanding, we believe that a Supplemental Program EIR (Program EIR) is best suited for the proposed RHNA Rezone because it allows the City of Redlands as the Lead Agency, to consider broad policy alternatives and program-wide mitigation measures. It also provides land use flexibility, while still providing effective mitigation for future projects. The Program EIR will outline requirements for subsequent development including appropriate site-specific technical studies and/or investigations. Mitigation will also identify performance standards when detailed project information is unavailable. Appropriate structuring of the Program EIR will limit scope of CEQA documentation and expedite processing for future projects. The Program EIR will outline requirements for subsequent projects, including site-specific technical reports at the time of individual project applications.

5.1 Administrative Draft EIR

EPD will prepare an Administrative Draft EIR for the City's review. The following paragraphs discuss the sections of a Draft EIR:

Chapter 1. Executive Summary: This section will consist of a concise summary of the information presented in the main body of the EIR:

- a brief project description;
- a tabular summary of findings regarding project and cumulative impacts, mitigation measures, and any unavoidable significant impacts;
- a summary of discretionary approvals required for the project;
- a brief description of the alternatives considered, noting which one was considered the environmentally superior alternative; and
- areas of controversy and issues to be resolved.

Chapter 2. Introduction. This section is intended as a convenience to the reader who is not familiar with CEQA, EIRs, or the environmental review process. The purpose and standards of adequacy for an EIR will be defined, a discussion of the environmental review process for this project will be presented, and characteristics of an EIR and the reasons for preparing an EIR for this project will be described.

Chapter 3. Project Description. The project will be identified, along with the project objectives from the standpoint of the City of Redlands. A statement of project objectives is also included in the Project Description.

Project objectives identify the underlying purpose of the proposed project. The statement of project objectives helps a lead agency develop a reasonable range of alternatives to evaluate in an EIR and aids in the preparation of Findings of Fact and a Statement of Overriding Considerations, if necessary. The Project Description should be complete by the end of Task 1; however, minor changes may be made during EIR preparation.

Chapter 4. Environmental Setting. The environmental setting for each RHNA Rezone site will be defined for each environmental topic area included in the Draft EIR. This section will provide a summary of existing uses, General Plan designations, and zoning for each site.

Chapter 5. Environmental Impacts and Mitigation Measures. The environmental setting section includes an overview of the general setting of the environment in the vicinity of the project site and identifies the related projects used in the cumulative impacts analysis. The impacts and mitigation measures part of this chapter includes an analysis of the topical environmental issue areas. In each analysis section, EPD will identify applicable Project Design Features; Standard Conditions of Development; and Existing Plans, Programs, and Policies that reduce environmental impacts. For each significant adverse impact that remains, CEQA requires that an EIR discuss feasible mitigation measures to avoid or substantially reduce the project's significant adverse environmental effect. Drafting effective mitigation measures involves clearly explaining the mitigation measure's objectives and implementation – specifically, how the mitigation measure will be put into action, who is responsible for its implementation, where it will occur, and when it will occur.

Each environmental issue will include the following sub-sections:

- Introduction identifying the primary documents used in the preparation of the section and any other pertinent information.
- Existing Conditions section identifying and describing the existing physical environmental conditions that exist at the time the Notice of Preparation is published, and which constitutes the baseline physical conditions that assist in determining the significance of an impact.
- Thresholds of Significance as adopted by the City.
- Project Impacts describes environmental changes to the existing physical conditions that may occur if the proposed project is implemented and evaluates these changes with respect to the thresholds of significance. In addition, this section would include any Project Design Features proposed to reduce potentially significant impacts.
- Cumulative Impacts describes the potential changes in the environmental conditions that result from the incremental impact of the proposed project added to closely related past, present, and probable future projects.
- Mitigation Measures are those specific measures that may be required of the project by the Lead Agency in order to: 1) avoid an impact; 2) minimize an impact; 3) rectify an impact by restoration; 4) reduce or eliminate an impact over time by preservation and maintenance operations; or 5) compensate for the impact by replacing or providing substitute resources.
- Level of Significance after Mitigation describes the level of impact significance remaining after mitigation measures have been implemented.

Less Than Significant Issues: Based on the Initial Study and the 2035 General Plan EIR, the following topic areas will likely not be evaluated in the Program EIR: Forestry; Biological Resources; Geology and Soils; Hazards; Hydrology and Water Quality; Mineral Resources; Recreation; and Wildfire.

Potentially Significant Issues: The Administrative Draft EIR will be comprehensive, accurate, objective, and will fully comply with CEQA and all applicable guidance and procedures established by the City of

Redlands. The EIR will include an analysis section for each Environmental Checklist impact resource topic that was determined by the Initial Study to be potentially impacted by implementation of the proposed Project.

Of the topic areas, the Initial Study has also narrowed the required EIR analysis by describing how specific topic area criteria listed on the CEQA Appendix G Checklist would not be impacted by implementation of the Project; thus, eliminating some issues related to the topics above, from discussion in the body of the EIR.

Each topic section that may be potentially impacted by the proposed Project would be evaluated in the Administrative Draft EIR, which would include a description of the existing conditions, evaluation of potential environmental impacts including temporary (construction-related) and long-term (operational) impacts, and identification of mitigation measures, as necessary.

The scope of analysis for each environmental issue area that would be included in the EIR, as scoped in the Initial Study, is described below:

Aesthetics: Section 3.1, Aesthetics of the 2035 General Plan EIR was considered less than significant. One primary goal of the 2035 General Plan is to encourage future development within the core areas of the city and preserve the agricultural and open space land around the periphery of the city. The Draft EIR will analyze the potential aesthetics impact related to the increased residential densities from the proposed project. This section of the EIR will look at the aesthetic impacts, and the relationship to the agricultural resources that could be converted through the RHNA rezone.

Agricultural Resources: Per EPD's discussion with the City of Redlands staff, approximately 43 acres of Prime Farmland would be rezoned to residential as part of the project. As a portion of the farmland is currently in production, the EIR will discuss potential impacts related to the conversion of farmland to non-agricultural uses and the loss of Prime Farmland based on eventual residential development on the sites. The 2035 General Plan EIR Section 3.2, Agricultural Resources, found that buildout of the General Plan would result in significant and unavoidable impacts related to conversion of Important Farmland. In support of the EIR Section, EPD will prepare a LESA model, as further discussed in Task 3.8.

Air Quality: As described Task 3.3, new air quality analysis will be conducted, pursuant requirements of CEQA, and based on the intensity of development ultimately identified in the RHNA rezone. Air quality was previously-identified as a significant and unavoidable impact in Section 3.3, Air Quality of 2035 General Plan EIR. This section of EIR will establish performance standards for future residential developments, including thresholds for future analysis and structural mitigations such as setbacks and air filtration systems. These performance standards, project design features and mitigation measures have been proven to adequately mitigate impacts to sensitive uses within proximity to freeways and railway; a health risk assessment will not be required and is not proposed as part of this scope of work. The air quality analysis will be summarized in the EIR.

Energy: The EIR section will be supported by the energy analysis prepared as part of Task 3.5. This section will analyze the potential energy usage associated with future residential developments within the RHNA rezone sites. Impacts are expected to be less than significant.

Greenhouse Gas Emissions: As described above, new greenhouse gas analysis will be conducted and will be evaluated against the City's CAP. A summary of the GHG analysis will be included in the EIR to evaluate the potential impacts associated with the project's generation of GHG emissions during construction and operational activities, including: construction, area sources, mobile sources, energy consumption (electricity and natural gas), water consumption, and solid waste generation. Mitigation measures will be identified, if necessary, beyond those in Section 3.5 of the 2035 General Plan EIR, to reduce GHG emissions to a less than significant level.

Hydrology & Water Quality: The 2035 General Plan Update EIR found all future overall impacts to be less than significant. However, multiple RHNA rezone sites are located within the 100-year floodplain. Multi-family residential uses could be permitted in these areas per the 2035 General Plan with a special permit for development in areas of special flood hazards (RMC Chapter 15.32). The 2035 General Plan and EIR include policies that further reduce potential impacts. This scope of work assumes upon implementation of regulatory requirements and General Plan goals and policies, and performance standards, buildout of the RHNA rezone sites would not result in significant impacts related to flood hazards.

Land Use and Planning: The proposed project would rezone 126.2 acres to various residential densities and would require zone changes and General Plan Amendments. Potential impacts related to conflicts with policies that avoid environmental effects will be evaluated in the EIR. A list of relevant policies would be developed along with a corresponding description of the project's consistency or inconsistency with the policy, and if the project would conflict with a plan or policy that was adopted to avoid or reduce an environmental effect.

Noise: Ambient noise in the vicinity of the RHNA rezone sites is largely associated with transportation noise generated by roadways, freeways, rails lines and existing land uses. Implementation of the proposed project could result in an increase in noise levels in and surrounding the sites during construction as well as during project operations. Additionally, potential vibration impacts on the immediate surrounding land uses may occur during project construction from the operation of heavy-duty construction equipment. As described above, a roadway noise analysis will be prepared to ensure complete CEQA compliance. Upon approval by the City, the EIR will summarize the noise analysis to describe existing noise conditions. It will also identify typical noise and vibration levels that would be generated from construction activities based on the types of construction equipment that would be used and its closest distance a structure or sensitive receptor that could be impacted. Mitigation measures, if necessary, would be provided to reduce any potential significant impacts.

Regarding operational noise, the analysis will identify the noise from vehicular traffic, onsite activities, equipment, and mitigation and performance standards will be included, as necessary, to reduce potential noise impacts to a less than significant level. The Program EIR will include appropriate performance standards and mitigation measures to streamline future environmental review.

Population and Housing: This section of the EIR will compare the RHNA rezone to the 2035 General Plan projections and will evaluate whether the project's potential population growth is unplanned. Population and housing growth that is planned, would not be considered significant. As the project would result in zone changes and General Plan Amendments to increase overall residential capacity in the City of Redlands, the EIR will consider whether the potential population growth associated with the RHNA rezone is significant compared to projections from SCAG.

Public Services: This section of the EIR will analyze potential impacts to existing service levels and response times for police and fire related to the population increase associated with the project. The EIR section will provide a detailed analysis of current response times and whether police and fire services within the city would need to construct new facilities in order to maintain adequate response times.

Transportation: This EIR section will summarize the VMT analysis (Task 3.1) and provide a description of existing traffic and circulation conditions within the project area, describe the number of operational vehicular trips that are anticipated to be generated by the proposed RHNA rezone. In addition, the EIR will include identification and analysis of transit services and pedestrian and bicycle facilities in the project vicinity. Section 3.15, Transportation, was considered a significant and unavoidable impact in the 2035 General Plan EIR, including sections of freeways and the intersection of Orange St./Lugonia Ave. (under Caltrans jurisdiction) in the downtown village area. Per updates to the CEQA Guidelines, level of service is no longer considered an environmental impact and will not be analyzed in the EIR.

Tribal Cultural Resources: The City of Redlands, as the Lead Agency, will initiate the SB 18 notification process and the subsequent AB 52 consultation process. EPD and MCC will assist the City by providing exhibits, maps, or graphics where pertinent to assist in the evaluation process and provide the EIR reader a clearer understanding or explanation of the analysis. EPD will help staff with identifying and/or refining any necessary performance standards or mitigation measures that would need to be incorporated into subsequent construction phases of individual projects.

Utilities: The 2035 General Plan EIR concluded that upon implementation of regulatory requirements and General Plan goals and policies, buildout of the General Plan would not result in significant impacts related to public services and facilities. As higher density residential development is proposed compared to the 2035 General Plan EIR, the addition of residential uses would incrementally increase demand for utilities and service systems, including water supply, wastewater disposal, and solid waste disposal. The EIR would evaluate the capacity of existing utilities serving the various project sites to serve build-out of the proposed RHNA growth, with an emphasis upon water and sewer service. The EIR will describe any needed improvements, capacity restrictions, and the development fee mechanisms that fund improvements or capacity enhancements to accommodate growth. In addition, the analysis would determine if the project would necessitate the need for new or physically altered facilities, the construction of which could cause significant environmental impacts. As described in Task 3.7, a Water Supply Assessment will be prepared to analyze the increase in demand for water resources based on increased population growth and residential densities.

Chapter 6. Other CEQA Considerations. This chapter summarizes those environmental effects that are found to be less-than-significant and those which are deemed significant and unavoidable. This section also includes other EIR sections mandated by CEQA, including a discussion of irreversible impacts, significant cumulative impacts, and growth inducement resulting from the project.

Chapter 7. Alternatives. The project alternatives section includes a range of alternatives to be analyzed that meet project objectives; are feasible on an economic, legal, and regulatory basis; and would avoid or substantially lessen at least one significant impact of the project. The EPD team has estimated analysis of up to three (3) alternatives in addition to the "No Project" alternative in the Administrative Draft EIR. These alternatives would be developed as part of the preparation of the Administrative Draft EIR. The Administrative Draft EIR will include a discussion of the environmental impacts associated with each alternative and compare the impacts with those identified for the proposed project. In addition, a summary matrix that presents and contrasts the environmental effects of each alternative as compared to the proposed project will be prepared.

Chapter 8. Organizations and Persons Consulted and List of Preparers. This section lists the organizations and persons consulted during the preparation of the EIR and lists the individuals who contributed to the preparation of the EIR.

Technical Appendix. The technical appendix will include the IS/NOP and the technical studies used in the preparation of the EIR. This may be included as one or more separate volumes.

5.2 Revised Administrative Draft EIR

Subsequent to the City's review of the Administrative Draft EIR, the EPD team will prepare a Revised Administrative Draft EIR for submittal. All changes will be underline/strike-through format to allow for easy tracking of updates. We assume that changes will be minimal due to early consultation with the City, and prior review and approval of technical reports by City staff. Subsequent to review by City staff of the Revised Administrative Draft EIR, the EPD team will prepare a Public Review Draft EIR which incorporates the final comments.

Deliverables:

- Administrative Draft EIR (2 print copies with appendices in electronic format; electronic copies of the EIR in Word and PDF; graphics in industry standard format)
- Revised Administrative Draft EIR (2 print copies; electronic copies in Word and PDF; graphics in industry standard format)

TASK 6. PUBLIC REVIEW DRAFT EIR, NOTICE OF AVAILABILITY, AND NOTICE OF COMPLETION

EPD will incorporate modifications to the Revised Administrative Draft EIR based on the specific comments received from the City and prepare a Public Draft EIR for public review. Exhibits and graphics will be used to describe, evaluate, and analyze information within the document.

Prior to release of the Public Draft EIR, EPD will submit to the City a PDF of the Public Draft EIR for final review and comment. Minimal comments are expected at this stage. With release of the Draft EIR, EPD will prepare and submit a Notice of Completion (NOC) and a Notice of Availability (NOA), and post copies of the Draft EIR on the State Clearinghouse (SCH) website. EPD can assist the City with mailing of the NOA to local agencies.

Deliverables:

- Public Review Draft EIR (12 print copies with appendices in electronic format; 2 printed copies of the appendices and Draft EIR; electronic copies of the EIR in Word and PDF and Website ready PDF)
- Notice of Completion (1 electronic copy)
- Notice of Availability and Distribution List (1 electronic copy)
- Copies of the certified mail receipts

TASK 7. FINAL EIR, RESPONSE TO COMMENTS, MITIGATION MONITORING & REPORTING PROGRAM, STATEMENT OF OVERRIDING CONSIDERATIONS, AND NOTICE OF DETERMINATION

A Final EIR will be prepared in accordance with CEQA and will contain the City's required elements, as follows:

7.1 Response to Comments & Final EIR

Following receipt of all comments on the Draft EIR, written responses will be prepared for each comment. A Response to Comments section will be created for the Final EIR and will contain an introduction describing the public review process concerning the Draft EIR, copies of all comment letters received and minutes from public meetings where oral comments were taken, plus written responses to all comments. Responses will focus on comments that address the adequacy of the Draft EIR. Other comments that do not address EIR adequacy will be noted as such and no further response will be provided, unless deemed necessary by the City of Tustin. Responses will be prepared by EPD with input by the City and technical subconsultants, as needed.

A not-to-exceed budget based on a maximum of 80 hours for responses to comments has been established to cover efforts by EPD and subconsultants, including review meetings and revisions. If an unexpectedly large volume of comments is received, or if certain comments result in the need for substantial additional responses or new research or analysis, the initial budget may not be sufficient. Should this situation become apparent, we will discuss this concern with the City before the responses budget is consumed and determine an appropriate course of action.

Responses to Comments by responsible agencies will be provided to those agencies, as well as any other commenters identified by the City, and will be prepared for consideration by the Planning Commission, if

desired or as requested by the City, but at a minimum of 10 days prior to consideration of the Final EIR by the City Council.

7.2 Mitigation Monitoring & Reporting Program

A Mitigation Monitoring and Reporting Program (MMRP) will be prepared pursuant to Section 21081.6 of the Public Resources Code. It will be presented in standard City format and will identify the significant impacts that would result from the project, proposed mitigation measures for each impact, the time at which each measure will need to be conducted, the entity responsible for implementing the mitigation measure, and the City department or other agency responsible for monitoring the mitigation effort and ensuring its success. A draft MMRP will be prepared for consideration by the Planning Commission so that any comments they may have concerning the MMRP can be incorporated into the Final EIR that is prepared for City Council certification.

7.3 Statement of Overriding Considerations

A Statement of Overriding Considerations will be prepared if the Final EIR identifies significant, unavoidable impacts for the selected project that the City determines would be acceptable in light of the overall benefits of the project. The EPD team will use a Findings and Overrides format approved by the City and will submit the draft prior to the Planning Commission hearing. One round of review for revisions is anticipated.

7.4 Notice of Determination

Following certification of the EIR, EPD will prepare a Notice of Determination for the City to submit to the State Clearinghouse and San Bernardino County Clerk. A check for the filing fees, including the CDFW filing fee for an EIR will be provided by the City of Redlands.

Deliverables:

- Administrative Draft Response to Comments (2 electronic copies, with appendices, in Word and PDF formats)
- Final Response to Comments and Final EIR (12 print copies; electronic copy in Word and PDF, with appendices; Website ready PDF)
- Statement of Overriding Considerations (1 print copy; electronic copy in Word and PDF)
- MMRP (1 print copies; electronic copy in Word and PDF)
- Notice of Determination (electronic copy) and copies of the stamped NOD.

TASK 8. PROJECT MANAGEMENT AND MEETINGS

8.1 Project Management

To effectively manage the costs of the project, EPD will attend bi-weekly conference calls (briefings) to update the City on upcoming deliverables and discuss any potential issues that may impact the scope of work. EPD will draft agendas in advance of these meetings and deliver minutes via email to the entire project team. The minutes will identify action items and the responsible party to implement said action item. In addition to standing meetings, EPD will be available to City staff to answer questions, address concerns, or to clarify issues as they arise.

This scope of work assumes ongoing project management (an estimated 2 hour/week for the Project Manager and 1 hour for the Project Director for the duration of the project was estimated in this proposal).

8.2 Meetings

In an effort to achieve this level of communication, Konnie Dobreva, the Project Director and Meaghan Truman, Project Manager, will attend up to 10 in-person or virtual meetings during the course of the document preparation and environmental review process (inclusive the kick-off meeting in Task 2). These meeting are interchangeable at the City's discretion and could be with City staff, or as part of inter-agency consultation meetings (e.g., San Bernardino County Transportation Authority, Caltrans, Water Quality Control Board,

etc.). Additional meetings or attendance by other members of the Consultant team will be billed on a time-and-materials basis. Costs for meeting attendance will be billed in accordance with the hourly rates for the personnel involved.

Deliverables:

- Bi-weekly meetings or conference calls
- Regular communication via telephone and email
- Attend up to 10 in-person or virtual meetings with City staff:
    - 1 kick-off meeting;
    - up to 5 internal meetings with staff prior to public meetings and public hearings; and
    - up to 4 consultation meetings with City staff and other agencies.

TASK 9. HEARINGS

The project team will attend up to 1 Planning Commission hearings and 2 City Council hearings. The project team will assist City staff in developing a PowerPoint presentation with supporting exhibits for use at the public hearings. It is anticipated that the City will lead the hearings, with project team providing support as needed.

Deliverables:

- Up to 1 Planning Commission hearings
- Up to 2 City Council hearings

D. Project Budget

EPD proposes the budget on the following page for the Supplemental EIR scope of work.

Assumptions
Our cost estimate is based on our scope of services and the following assumptions:

- The cost estimate is valid for up to 180 days from the date of submittal, after which it may be subject to revision.
- Costs have been allocated to tasks to determine the total budget. A "Not to Exceed" dollar amount for each of the tasks are provided except where indicated as a "Fixed Fee." Unexpended budget will be invoiced at the conclusion of the project.
- If additional meetings or site visits are requested or additional work beyond the allowances described herein are required, such meetings and work would require an amendment of the budget.
- Reimbursable expenses are estimated and will be billed at actual cost, plus 15 percent administrative charge.
- Additional review cycles or additional versions of administrative drafts of any documents beyond the assumptions contained within the scope of work will constitute additional work.

The budget is based on completion of work within a maximum 12-month schedule. If a delay occurs as a result of circumstances beyond control, we reserve the right to adjust our budget to account for additional project management requirements, increased labor rates, and other costs.

Proposed Fee

The following is the proposed fee for the above scope of work.

Redlands RHNA Rezone Supplemental EIR Fees

EPD Solutions, Inc.

October 13, 2023

Staff Member	Konnie Dobreva	Renee Escario	Meghan Macias	Meaghan Truman	Project Planner	EPD Labor Total		Subconsultants	TOTAL LABOR
Hourly Rate	$300	$230	$275	$185	$160				
Proposed Work Scope Tasks	**Hours**	**Hours**	**Hours**	**Hours**	**Hours**	**Hours**	**$**	**$**	**$**
Task 1: Project Initiation, Review of Existing Studies and Documents	8	8	8	10	2	**40**	**$ 9,190**		**$ 9,190**
Task 2: Project Description	2	2	1	12	20	**41**	**$ 7,335**		**$ 7,335**
Task 3: Technical Studies									
3.1 Vehicle Miles Traveled Analysis	1	5	38	6	32	**82**	**$ 18,130**		**$ 18,130**
3.2 Roadway Volume Forecasting			8			**8**	**$ 2,200**		**$ 2,200**
3.3 Air Quality Impact & Greenhouse Gas Analysis						**0**	**$ -**	*$ 17,500*	**$ 17,500**
3.4 Energy Analysis						**0**	**$ -**	*$ 2,625*	**$ 2,625**
3.5 Roadway Noise Impact Analysis					40	**40**	**$ 6,400**	*$ 6,875*	**$ 13,275**
3.6 Land Evaluation & Site Assessment Model	4			16	8	**28**	**$ 5,440**		**$ 5,440**
3.7 Water Supply Assessment -- OPTIONAL						**0**	**$ -**	*$ 19,375*	**$ 19,375**
3.8 Sewer Assessment -- OPTIONAL						**0**	**$ -**	*$ 13,125*	**$ 13,125**
3.9 Water Assessment -- OPTIONAL						**0**	**$ -**	*$ 9,375*	**$ 9,375**
Task 4: Initial Study, Notice of Preparation and Scoping Meeting	16	14		28	40	**98**	**$ 19,600**		**$ 19,600**
Task 5: Admin Draft EIR and Mitigation Monitoring & Reporting Program									
5.1 Admin. Draft	20	40	6	100	120	**286**	**$ 54,550**		**$ 54,550**
5.2 Revised Admin. Draft	9	16	5	30	30	**90**	**$ 18,105**		**$ 18,105**
Task 6: Public Draft EIR, MMRP, Notice of Availability, and Notice of Completion									
6.1 Public Review Draft, NOA, NOC	4		-	20	30	**54**	**$ 9,700**		**$ 9,700**
6.2 MMRP			-	4	6	**10**	**$ 1,700**		**$ 1,700**
Task 7: Response to Comments, Final EIR, Statement of Overriding Considerations, Notice of Determination									
7.1 Response to Comments & Final EIR	18	20	6	30	16	**90**	**$ 19,760**	*$ 3,000*	**$ 22,760**
7.2 SOC, Resolutions, and Findings of Fact		6	-	16	35	**57**	**$ 9,940**		**$ 9,940**
7.3 NOD				2	5	**7**	**$ 1,170**		**$ 1,170**
Task 8. Meetings and Project Management				-	-	**0**	**$ -**		**$ -**
8.1 Project Management	24	4	20	50	-	**98**	**$ 22,870**		**$ 22,870**
8.2 Meetings	16		12	30	-	**58**	**$ 13,650**		**$ 13,650**
Task 9: Hearings	20		16	24	-	**60**	**$ 14,840**	*$ 4,000*	**$ 18,840**
SUBTOTAL	**82**	**115**	**72**	**274**	**384**	**931**	**$ 234,580**	**$ 75,875**	**$ 310,455**
							TOTAL LABOR w/ Optional Tasks		**$ 310,455**
							TOTAL LABOR w/o Optional Tasks		**$ 268,580**
								EXPENSES	**$12,000**
							TOTAL W/EXPENSES & OPTIONAL TASKS		**$ 322,455**
							TOTAL W/ EXPENSES W/O OPTIONAL TASKS		**$ 280,580**

PROVISIONS OF AGREEMENT

City of Redlands ("Client") and Environment | Planning | Development Solutions, Inc. ("Consultant") agree that the following Provisions of Agreement ("Provisions") shall be part of the agreement to Client dated October 13, 2023 for the services described therein ("Project") to which these Provisions are attached and both shall be considered and constitute the "Agreement" referenced herein.

I. DEFINITIONS:

1. Client and Consultant agree to cooperate with each other in order to fulfill their responsibilities and obligations under this Agreement. Both Client and Consultant shall endeavor to maintain good working relationships among members of the project team.

2. Ownership of Instruments of Service: All documents prepared or furnished by Consultant pursuant to this Agreement are Consultant's Instruments of Service, have been prepared for use solely with respect to this Project, and Consultant shall retain an ownership and property interest therein. Consultant grants Client a license to use Consultant's Instruments of Service for the purpose of constructing, occupying and maintaining the Project. Reuse or modification of any such documents by Client, without Consultant's written permission, shall be at Client's sole risk, and Client agrees to indemnify and hold Consultant harmless from all claims, damages and expenses, including attorneys' fees, arising out of such reuse by Client or by others acting through Client.

   Client acknowledges that Consultant's Instruments of Service may be stored and delivered to Client and others in electronic files ("Data"), and that anomalies and errors can be introduced into the Data when it is transferred or used in conjunction with incompatible computer equipment or software. Consultant's Data is being furnished "as is" and Consultant shall have no duty to modify or update the Data unless a part of the approved Project. Consultant reserves the right to retain an archival paper or electronic copy of the Data delivered to Client or the general contractor which shall be referred to and shall be conclusive proof and govern in all disputes over the form or content of the Data furnished by Consultant.

   If Consultant is not paid in full for all its services, Client shall, upon demand, return Consultant and Consultant's sub-consultants Instruments of Service and refrain from using Instruments of Service for any purpose whatsoever.

II. CONSULTANTS RESPONSIBILITIES:

1. Consultant will perform its professional services in the manner identified in the Agreement for the identified fixed fees and budgeted items, excluding direct expenses. Services provided on a time and materials basis or additional services will be charged based on the following hourly billing rates:

List of Standard Hourly Rates	
Position	**Hourly Rate**
President/Principal	$300 - $350
Vice President of: Planning; Environmental Planning; Development; Transportation Planning; Construction Management; Engineering; Design	$275 - $300
Senior Director of: Planning; Environmental Planning; Development; Transportation Planning; Construction Management; Engineering; Design	$260 - $285
Director of: Planning; Environmental Planning; Development; Transportation Planning; Construction Management; Engineering; Design	$250 - $275
Senior: Project Manager; Planner; Transportation Planner; Engineer; Environmental Planner; Associate	$210 - $250
Project Manager; Associate Engineer	$185 - $210
Associate: Planner; Environmental Planner; Transportation Planner	$165 - $185
Assistant: Project Manager; Environmental Planner; Transportation Planner; Project Planner; Engineer	$150 - $165
Project Coordinator; GIS Analyst; Drafter	$135 - $150
Support Staff	$85 - $135

Once the maximum fee is reached, Consultant will stop work unless Consultant and Client agree to increase the maximum fee amount or Client agrees to pay for additional services in accordance with Consultant's billing rates identified herein.

This rate schedule is subject to change due to the granting of wage increases and/or other employer benefits to field or office employees during the lifetime of this agreement.

2. Consultant will complete professional services described in this Agreement as expeditiously as is consistent with, and limited to, Consultant's standard of care.

3. This Agreement comprises the entire and integrated agreement between Client and Consultant and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by an authorized representative of both Client and Consultant.

4. If any of the provisions of this Agreement shall be finally determined to be invalid or unenforceable in whole or in part, the remaining provisions hereof shall remain in full force and effect and be binding upon Client and Consultant hereto. Client and Consultant agree to reform this Agreement to replace any such invalid or unenforceable provision with a valid and enforceable provision that comes as close as possible to the intention of the stricken provision.

5. If the scope of services includes Consultant's assistance in applying for governmental permits or approvals, Consultant's assistance shall not constitute a representation, warranty or guarantee that such permits or approvals will be acted upon favorably by any governmental agency.

6. Governing Law: The laws of the state in which the Project is located shall govern the validity and interpretation of this Agreement.

7. Construction Observation: Consultant shall visit the project at intervals appropriate in the Consultant's professional opinion, during construction to become generally familiar with the progress and quality of contractor's work and to determine if the work is proceeding in general accordance with the Contract Documents. On the basis of on-site observations as a Consultant, Consultant shall keep Client informed about the progress and quality of the work, and shall endeavor to guard Client against, and promptly notify Client in writing of, defects and deficiencies in the work and against the contractor's failure to carry out the work in accordance with the intent of Consultant's Instruments of Service and the contractor's schedule. Client has not retained Consultant to make detailed inspections or to provide exhaustive or continuous project review and observation services. Consultant does not guarantee the performance of, and shall have no responsibility for, the acts or omissions of any contractor, subcontractor, supplier or any other entity furnishing materials or performing any work on the project.
If Client desires more extensive project observation or full-time project representation, Client shall request such services be provided by Consultant as Additional Services in accordance with the terms of this Agreement.

   It is agreed that Consultant's services under this Agreement do not include project observation, review of contractor's performance or any other construction phase services. Client assumes all responsibility for all construction phase services including, **but not limited to**:

   a. Submittal review and approval
   b. Contract document interpretation
   c. Site observations
   d. Change order review and approval
   e. Review and approval of contractor payment applications
   f. Certificates of substantial and final completion
   g. Preparation and disposition of punch lists
   h. Responding to contractor requests for information
   i. Administration of any operational and maintenance training including collection operational and training manuals

Client waives any claims against Consultant that may be in any way connected with Client's decision not to retain Consultant to performance construction phase services. Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless Consultant, its officers, directors, employees and sub-consultants (collectively, Consultant) against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, arising out of or in any way connected with the performance of such services by other persons or entities and from any and all claims arising from modifications, clarifications, interpretations, adjustments or changes made to Contract Documents to reflect changed field or other conditions.

Client, Client's contractors or subcontractors, or anyone for whom Client is legally liable shall assume full responsibility for the results of any changes made to the Contract Documents during construction. Client agrees to waive any claims against Consultant and to release Consultant from any liability arising directly or indirectly from such changes.

Contract Documents Definition: The Contract Documents consist of the agreement, conditions of the contract (general, supplementary and other conditions), drawings, specifications, addenda issued prior to execution of the Agreement, other documents and modifications issued after execution of the Agreement.

8. Jobsite Safety: Consultant shall not supervise, direct or have control over general contractor or its subcontractors, regardless of tier, any employee or agent thereof (hereinafter "Contractor") work. Consultant shall not have authority over or responsibility for the construction means, methods, techniques, sequences or procedures or for safety precautions and programs in connection with the work of Contractor. Consultant does not guarantee the performance of the construction contract by Contractor and does not assume responsibility for Contractor's failure to furnish and perform its work in accordance with the Construction Documents.

III. CLIENT'S RESPONSIBILITIES

1. Client acknowledges that its right to utilize reports and other documents of Consultant provided pursuant to this Agreement will continue only so long as Client is not in default, pursuant to the terms and conditions of this Agreement, and Client has performed all its obligations under this Agreement, including but not limited to payment for services rendered.

2. Client further agrees to waive all claims against Consultant resulting in any way from any unauthorized changes, use or reuse of the electronic files for any other project by anyone other than Consultant.

3. All fees and other charges due Consultant will be billed monthly and shall be due at the time of billing unless specified otherwise in this Agreement.

4. Consultant will provide Client with monthly invoices for services rendered and costs advanced. Client agrees that all billings from Consultant to Client are correct and binding on Client unless Client, within ten (10) days from the date of receipt of such billing, notifies Consultant in writing of alleged inaccuracies, discrepancies, or errors in billing.

5. Client agrees to pay a monthly late payment charge, which will be the lesser of one and one-half percent (1-1/2%) per month or a monthly charge not to exceed the maximum legal rate, which will be applied to any unpaid balance commencing thirty (30) days after the date of the billing. If Client notes any inaccuracies, discrepancies, or errors in billing pursuant to Article III, late fees shall only apply beginning on the thirty-one (31) days after the inaccuracies, discrepancies, or errors have been corrected.

IV. OWNERSHIP AND USE OF DOCUMENTS AND DATA

1. Prints or document printing will be billed directly to Client by the print company at no additional Consultant administrative cost or billed by Consultant at cost plus fifteen percent (15%). All other reimbursable expenditures will be invoiced at cost plus fifteen percent (15%) handling fee. Sub-consultant costs will be billed at cost plus twenty-five percent (25%). Mileage will be billed at the standard Federal rate as provided for under Internal Revenue code.

2. Standard of Care: Consultant's services shall be provided consistent with and limited to the standard of care applicable to such services, which is that Consultant shall provide its services consistent with the

professional skill and care ordinarily provided by members of the same profession practicing in the same or similar locality under the same or similar circumstances.

3. Survival: Notwithstanding completion or termination of this Agreement for any reason, all rights, duties and obligations of the parties to this Agreement shall survive such completion or termination and remain in full force and effect until fulfilled hereunder and termination of this Agreement.

V. RISK ALLOCATION

1. Waiver of Consequential Damages: Notwithstanding any other provisions in this Agreement, Client and Consultant each waive consequential damages against the other party. Notwithstanding anything to the contrary set forth herein, the foregoing waiver shall not apply if the consequential damages are covered by Consultant's insurance policy.

2. Indemnity: Consultant and Client each agrees to indemnify and hold harmless the other (Indemnitor and Indemnitee), and their respective principals, officers, directors, partners, employees, and any other entity or person for which Indemnitor and Indemnitee is legally liable, from and against any damages, losses, liabilities, judgments, settlements, expenses, and costs (including reasonable and necessary attorneys' fees, costs and expenses recoverable under applicable law), that Indemnitee incurs as a result of third party claims, demands, actions, suits or matters connected therewith, to the extent caused by the negligent acts, errors or omissions, or willful misconduct of Indemnitor in the performance of services under this Agreement and any other entity or person for which the Indemnitor is legally liable.
Notwithstanding the foregoing, if Indemnitor's obligation to indemnify arises out of Indemnitor's performance of services for the Project as a "design professional," as that term is defined in California Civil Code Section 2782.8, Indemnitor's indemnity obligation shall be limited in accordance with the provisions of Section 2782.8 as it was in effect as of the date of this Agreement.

3. Waiver of Personal Liability: It is intended by the parties to this Agreement that Consultant or its sub-consultant(s) services in connection with this Project shall not subject Consultant's or its sub-consultant(s) individual employees, officers or directors to any personal legal exposure for the risks associated with the Project or this Agreement, or any Addenda. Therefore, and notwithstanding anything to the contrary contained herein, Client agrees that as Client's sole and exclusive remedy, any claim, demand or suit shall be directed and/or asserted only against Consultant, a California corporation or its incorporated sub-consultant(s), and not against any of Consultant's or its sub-consultant(s) individual employees, officers or directors.

4. Consultant will be legally liable for only the services expressly undertaken pursuant to this Agreement, and not otherwise. Consultant will not be legally liable for the providing of, or the failure to provide other services, even if information from others is incorporated into Consultant's instruments of service for ease of reference or otherwise. Further, and without limitation, Consultant will not be responsible for delays or other matters beyond its reasonable control; for inaccurate information provided to it by Client or other reasonably reliable sources; for site conditions of which it was not informed; for hazardous materials or toxic substances at the Project site; for construction means, methods, techniques, sequences or procedures, including without limitation excavation, shoring, demolition or erection procedures or construction safety precautions and programs; for the timeliness or quality of contractor performance or for the failure of any contractor to perform work in accordance with the Project's construction documents; or for actions or inaction of third parties including other consultants, utility companies and governmental or quasi-governmental agencies.

5. Limitation of Liability: To the extent permitted by law, the total liability, in the aggregate, of Consultant and its employees, officers, directors, members, partners, agents, and consultants, to Client, its subsidiary and/or affiliated companies and its respective employees, officers, directors, members, partners, agents and anyone claiming by, through, or under Client, for any and all injuries, claims, losses, expenses, or damages whatsoever arising out of, resulting from or in any way related to Consultant's services, the Project or this Agreement, or any addenda, from any cause or causes whatsoever, including but not limited to, negligence, strict liability, breach of express or implied contract or warranty shall not exceed a total amount of $50,000.

6. Certification: Consultant shall not be required to execute certificates, consents or reliance letters that would require knowledge, services or responsibilities beyond the scope of this Agreement, and shall not be

required to sign any documents that would result in Consultant having to certify the existence of conditions whose existence Consultant cannot reasonably ascertain beyond its standard of care.

7. Unauthorized Changes to Plans: In the event Client, Client's contractors or subcontractors or anyone for whom Client is legally liable, makes or permits any changes to be made to any reports, plans, specifications or other construction documents prepared by Consultant without obtaining Consultant's prior written consent, Client agrees to waive any claim against Consultant and to release Consultant from any liability arising directly or indirectly from such changes. In addition, Client agrees (1) to the fullest extent permitted by law, to indemnify and hold harmless Consultant from any damages, liabilities or costs arising from such change, and (2) to include in any contracts for construction appropriate language that prohibits any contractor or subcontractors of any tier from making any changes or modifications to Consultant's construction documents without the prior written approval of Consultant and that further requires contractor to indemnify both Consultant and Client from any liability or cost arising from such changes made without such proper authorization.

VI. INSURANCE

1. Insurance: Consultant shall purchase business insurance as follows:

a. Professional Liability Insurance, with prior acts coverage sufficient to cover the services performed under this Agreement, and policy limits in an amount of $1,000,000 each claim and $2,000,000 annual policy period aggregate limit.

Consultant specifically agrees, pursuant to this Agreement, to waive any rights of recovery against Client because of any payment made to the extent coverage is provided by the policy.

b. Commercial General Liability Insurance (ISO CG 0001 0413), or another equivalent occurrence-based policy form, including coverage for bodily injury and property damage liability arising out of premises, operations, completed operations, and products in addition to advertising injury and personal injury liability coverage with a per project limit of not less than $1,000,000 each occurrence and $2,000,000 general aggregate limit.

Consultant specifically agrees, pursuant to this Agreement, to the following:

i. Additional Insured Provision: Shall include Client and Client-designated additional insured(s), to the extent coverage is provided by the policy, caused in whole or in part by Consultant or those acting on Consultant's behalf. Additional insured coverage shall be provided by a combination of the CG2010 0413 and CG2037 0413 endorsements, or other comparable endorsement(s).

ii. Primary and Non-Contributory Provision: The insurance provided to Client-designated additional insured(s) is primary to other insurance, which covers such additional insured as a named insured, and will not share with that other insurance to the extent coverage is provided by the policy. Primary and Non-contributory coverage shall be provided by CG2401 0413, or other comparable endorsement.

iii. Waiver of Subrogation Provision: The insurance provided shall waive any rights of recovery against Client-designated additional insured(s), because of any payment made to the extent coverage is provided by the policy. Waiver of Subrogation provision shall be provided by CG2404 0509, or other comparable endorsement.

c. Owned, Hired and Non-Owned Automobile Liability Insurance, with a limit of not less than $1,000,000 combined single limit for bodily injury and property damage liability arising out of the maintenance or use of any policy covered hired or non-owned automobile by Consultant or Consultant's employees in the course of Consultant's business.

Consultant specifically agrees, pursuant to this Agreement, to the following:

i. Additional Insured Provision: Shall include Client-designated additional insured(s), to the extent coverage is provided by the policy.

ii. Waiver of Subrogation Provision: The insurance provided shall waive any rights of recovery against Client-designated additional insured(s), because of any payment made to the extent coverage is provided by the policy.

d. Commercial Umbrella or Excess Liability Insurance, on a follow form basis with a limit of not less than $2,000,000 each occurrence and $2,000,000 general aggregate limit. Coverage shall be excess of commercial general liability, hired and non-owned automobile liability and employers' liability with such coverage being concurrent with underlying insurance.

e. Workers' Compensation Insurance, covering Consultant's employees in accordance with statutory requirements of all jurisdiction(s) in which Services are being performed and Employers' Liability Insurance in an amount of:

Bodily Injury by Accident:	$1,000,000	Each Accident
Bodily Injury by Disease:	$1,000,000	Policy Limit
Bodily Injury by Disease:	$1,000,000	Each Employee

Consultant specifically agrees, pursuant to this Agreement, to the following:

i. Waiver of Subrogation Provision: The insurance provided shall waive any rights of recovery against Client because of any payment made to the extent coverage is provided by the policy. Waiver of subrogation provision shall be provided by WC 04 03 06 (Ed. 4-84) from the Workers' Compensation Insurance Rating Bureau or WC 00 03 13 (Ed. 4-84) from the National Council on Compensation Insurance, or other comparable endorsement.

f. Certificates of Insurance: Prior to the commencement of this Agreement and upon the renewal of any of the insurance policies required hereunder, Consultant shall furnish certificates of insurance to Client as evidence of the insurance listed in Article VI.

2. Compliance with Code: Consultant shall exercise due and reasonable professional care in observing those federal, state, and local codes, standards, statutes, and regulations applicable at the time Consultant renders service. Notwithstanding the foregoing, Consultant has no responsibility for the discovery, presence, handling, removal, or disposal of, or exposure of persons to, hazardous materials or toxic substances in any form at the Project site. It is understood, however, that various codes and regulations are subject to varying and sometimes contradictory interpretation. Consultant shall exercise its professional skill and care consistent with, and limited to, the generally accepted standard of care to provide a design that complies with such regulations and codes.

VII. DISPUTE RESOLUTION

1. (a) Except as provided in subdivisions (b) and (c), in an effort to resolve any conflicts that arise during the design or construction of the project or following completion of the project, Client and Consultant agree that all disputes between them arising out of or relating to this Agreement shall be submitted to nonbinding mediation, unless the parties mutually agree otherwise.(b) Subdivision (a) shall not preclude or limit Consultant's right to file an action for collection of fees if the amount in dispute is within the jurisdiction of the small claims court.(c) Subdivision (a) shall not preclude or limit Consultant's right to record.

2. Reliance on Information Provided by Others: Consultant shall be entitled to rely, without liability, on the completeness and accuracy of any and all information and data provided by Client, Client's consultants and contractors, and information from public records, without the need for independent verification. Notwithstanding the foregoing, Consultant shall use its reasonable judgment and experience in determining whether such reliance is advisable.
Client will also require its consultants and contractors to promptly notify Client if its consultants or contractor(s) observes or becomes aware of faults or defects in documents prepared by Consultant and Client will provide prompt written notice to Consultant.

3. Assignment: Neither Consultant nor Client may assign its obligations, interests, or delegate its duties under this Agreement (including monies that are due or monies that may be due) without prior written permission of the other party, which consent shall not be unreasonably withheld.

4. Severability: If any of the provisions of this Agreement shall be finally determined to be invalid or unenforceable in whole or in part, the remaining provisions hereof shall remain in full force and effect and be binding upon Consultant and Client hereto. Consultant and Client agree to reform this Agreement to replace any such invalid or unenforceable provision with a valid and enforceable provision that comes as close as possible to the intention of the stricken provision.

VIII. GENERAL PROVISIONS

1. Suspension of Services: Services may be suspended in the event of the following:

   a. A substantial failure of performance by either party.

   b. Any Client's payment is more than 30 calendar days past due and Consultant shall have no liability to Client for delay or damage caused Client because of such suspension of services.

   c. Before resuming services, Client shall pay Consultant all sums due prior to such suspension and expenses incurred in the interruption and resumption of Consultant's services. Consultant's fees for the remaining services and the time schedules shall be equitably adjusted.

   d. If the Project is abandoned or suspended in whole or part for more than a cumulative ninety (90) calendar days or indefinitely postponed either party may terminate this Agreement and Consultant shall be paid for all services provided.

   e. If the Project is resumed after a delay of more than ninety (90) calendar days in the aggregate, Consultant shall be entitled to additional compensation for remobilization costs and the time schedules shall be equitably adjusted.

2. Termination: Either party may terminate this Agreement upon seven (7) working days' written notice to the other party, with or without cause. Said notice shall be deemed to be effective upon delivery to the other party. In the event of termination by Client, Consultant shall cease work at the time specified or if no time is specified, at the end of the day on the day receipt of the notice. Consultant shall be paid in full for services performed and expenses incurred to date as reasonably agreed upon by both parties.

3. Third-Party Beneficiaries: Client and Consultant agree that services performed by Consultant under this Agreement are solely for the benefit of Client, and are not intended by either Client or Consultant to benefit any other person or entity including, but not limited to, the Project contractor and/or any of its subcontractors. Any such benefit is purely incidental and such other person shall not be deemed a third-party beneficiary of this contract.

Governing Law: This Letter Agreement shall be governed in accordance with the laws of the state in which the Project is located, excepting those provisions dealing with conflicts of laws.

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: 10/30/23

TO: Purchasing Division

FROM: Brian Desatnik, Development Services Director

Purchase Requisition # 12401560

Estimated Total Cost: $ 322,455

Proposed Vendor: Environment Planning Development Solutions, Inc.

Request Term: DECEMBER 19, 2023 TO JUNE 30, 2025

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

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

INSTRUCTIONS

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

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

Existing Equipment: _____

Manufacturer/Model Number: _____

Age: _____

Current Estimated Value: _____

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

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

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

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

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

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

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

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

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

EPD Solutions, Inc. (EPD) prepared the City's Environmental Impact Report (EIR) for the Transit Villages Specific Plan in 2022 (under budget). EPD has the extensive working knowledge & information to effectively & efficiently complete the necessary EIR for the Housing Element rezoning effort. They have extensive experience in urban planning & consulting as well as having prepared several environmental documents on behalf of the City for several recent development project proposals in Redlands. Additionally, the have prepared general plans, specific plans, & related environmental & technical documents for numerous cities throughout California.

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.

Brian Desatnik

5. Explain what action(s) the department would take if the sole/single source services were no longer available

Time is of the essence as the EIR needs to be completed & adopted no later than October 2025 & the City's goal is to complete the EIR by the end of 2024. EPD has been in business since 2013, the department would still highly recommend this company based on the extensive work they have previously completed for the City. EPD has the necessary foundation for completion of the Housing Element rezoning effort. EPD prepared the City's Environmental Impact Report (EIR) for the Transit Villages Specific Plan in 2022 and many other environmental documents for the City.

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

_____

Prepared by Date

_____

Department Director Date

Purchasing Approvals

_____

Purchasing Agent Approval Date

_____

City Manager Approval Date